BILL GARRETT, Davidson County
Trans:T20130048061 DEEDWARRSP
Recvd: 06/10/13 09:47 2 pgs
Fees:13.00 Taxes:610.50
20130610-0058496

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-13639

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

April M. Murphy
Grantee or Agent of Grantee

Subscribed and sworn to before me this 7th day of June, 2013.

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Arbunes Collins
Notary Public
My Commission Expires: 1/11/17
(Seal)

| Address New Owner As Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Christopher and April Murphy<br>129 Ivy Hill Lane<br>Goodlettsville, TN 37072 | Franklin American Mortgage Company<br>501 Corporate Centre Drive, Suite 400<br>Franklin, TN 37067 | 033 03 0B 133.00 |

## SPECIAL WARRANTY DEED
## (Corporation)

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20090520-0046582, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Christopher Murphy and April Murphy, husband and wife, as joint tenants with right of survivorship, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 119 on the plan of Dry Creek Farms, Phase 3, of record in Instrument Number 20070221-0021236, as corrected in Instrument Number 20070411-0043542, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed for record on February 13, 2013, as Instrument Number 20130213-0014873, Register's Office for Davidson County, Tennessee.

Commonly known as: 129 Ivy Hill Lane, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

**IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 5th day of June, 2013.**

**Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,**

**BY:** _____
**Michael G. Clifford, Attorney**

**Certificate of Acknowledgment**

**State of Tennessee**

**)ss.**

**County of Williamson**

**Personally appeared before me, the undersigned Notary Public, Michael G. Clifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is an Attorney of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

**Witness my hand and official seal, at office this 5th day of June, 2013.**

_____
**Notary Public**

**My commission expires:**

_____
**(Seal)**

MICHELE GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
January 9, 2016