BILL GARRETT, Davidson County
Trans:T20130049402 DEEDWARRSP
Recvd: 06/12/13 14:48 3 pgs
Fees:18.00 Taxes:236.80
20130612-0059955

THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 24th day of May, 2013, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Daniel Simmons and Debbie Simmons,** party of the second part located at 2015 Hermitage Park Drive, Hermitage, TN 37076 & 2841 Winners Circle Drive Navarre, FL 32566;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning at an iron pin in the Southerly margin of Pitts Avenue and the Northwest corner of tract of land deeded in Junior Fox and wife, Ora Fox by Derrick Sloan and wife, Hope Sloan recorded in Deed Book 5796, Page 879, in the Register's Office for Davidson County, Tennessee; thence along the Southerly margin of Pitts Avenue South 65 degrees 16 minutes East 114.7 feet to an iron pin; thence leaving Pitts Avenue South 12 degrees 32 minutes West 115.4 feet to an iron pin; thence North 87 degrees 44 minutes West 80.4 feet to an iron pin in an existing fence; thence along said fence North 00 degrees 26 minutes East 157.5 feet to an iron pin in the Southerly margin of Pitts Avenue being the point of beginning.

Property: 306 Pitts Ave Old Hickory TN 37138
Parcel ID No.: 05316014500

The Last recorded Deed was filed of record at Book _____, Page _____ in the Register's Office of Davidson County, TN. Instrument #20130221-0017331

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Federal National Mortgage Association
By Johnson & Freedman, LLC, as
Attorney-in-Fact by POA recorded at
Instrument No. 09130828, Shelby
County, Tennessee Register of Deeds

BY: _____

TITLE: By Jill Stoumen, Attorney in Fact
Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jill Stoumen of Johnson & Freedman, LLC as Attorney-in-Fact for **Federal National Mortgage Association**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be authorized to sign on behalf of Johnson & Freedman, LLC as Attorney-in-Fact of **Federal National Mortgage Association,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 24 day of May, 2013

_____
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
MARIAN MALDONADO
NOTARY PUBLIC-GEORGIA
COWETA COUNTY
My Comm. Expires Oct. 11, 2016

****

Property: 306 Pitts Ave Old Hickory TN 37138
Parcel ID No.:
File Number: FNM2013020583TN1

Mail Tax Notices To and Property Owner:
Daniel Simmons and Debbie Simmons
2015 Hermitage Park Drive
Hermitage, TN 37076

I, or we, 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 $64,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 05/24/13.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MARIAN MALDONADO
NOTARY PUBLIC-GEORGIA
COWETA COUNTY
My Comm. Expires Oct. 11, 2016