BILL GARRETT, Davidson County
Trans:T20130049410 DEEDWARRSP
Recvd: 06/12/13 14:54 3 pgs
Fees:18.00 Taxes:307.10
20130612-0059969

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, **Margarita N Perez Torres and,** party of the second part located at 306 Gates Rd, Goodletsville, TN 37072;

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 TN Counties, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 10 on the Plan of Gatewood, Section 1, as of record of Book 3300, Page 47-52, inclusive, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 76 feet on the easterly side of Gates Road and runs back 193.8 feet on the northerly line and 157 feet on the southerly line, to a rear line, measuring 85 feet.

Property: 306 GATES RD GOODLETTSVILLE TN 37072
Parcel ID No.: 034 05 0 021.00

The Last recorded Deed was filed of record at Instrument#20130314-0025523 in the Register's Office of Davidson County, TN.

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: _____
By Jill Stoumen, Attorney in Fact

TITLE: ~~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: Oct. 11, 2016

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

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Property: 306 GATES RD GOODLETTSVILLE TN 37072
Parcel ID No.: 034 05 0 021.00
File Number: FNM2013030999TN1

Mail Tax Notices To and Property Owner:
Margarita N Perez Torres and
306 Gates Rd
Goodletsville, TN 37072

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 $83,000.00 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:

MARKELL WILLIAMS NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 17, 2016 COBB COUNTY, GEORGIA