This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-14006

BILL GARRETT, Davidson County
Trans:T20130068962 DEEDWARRSP
Recvd: 08/12/13 10:40 2 pgs
Fees:13.00 Taxes:314.13
20130812-0084236

STATE OF Tennessee)
COUNTY OF Davidson)
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 $84,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

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

Notary Public
My Commission Expires: (Seal)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Nathan Steven Philips 129 Gordon Terrace Nashville, TN 37207	Franklin American Mtg 501 Corporate Centre Dr Franklin, TN 37067	071 040 007.00

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 Nathan Steven Phillips Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being the Westerly 90 feet of Lot Number 35 on the Plan of John L. Gordon and wife Subdivision, and being further described according to a mortgage loan inspection by John Kohl and Company, P.C., 400 7th Avenue South, Nashville, Tennessee, 37203, License Number 100, dated November 26, 1991, as follows:

Beginning at a point in the Northerly margin of Gordon Terrace, said point being located 1,074.95 feet East of the intersection of Gordon Terrace and Dickerson Pike; thence Northeasterly 272.00 feet, more or less, to a point; thence Southeasterly 90.00 feet, more or less, to a point; thence Southwesterly 278.00 feet, more or less, to a point in the Northerly margin of Gordon Terrace; thence with said road Northwesterly 90.00 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed June 12, 2013, and recorded as Instrument Number 20130612-0059581, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 129 Gordon Terrace, Nashville, TN 37207

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 his 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 16th day of July, 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 16th day of July, 2013.

_____
Notary Public

My commission expires:
6/26/17
(Seal)

TAMMY TANNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY