This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-13552

BILL GARRETT, Davidson County
Trans:T20130077291 DEEDWARRSP
Recvd: 09/06/13 09:31 7 pgs
Fees:38.00 Taxes:759.24
20130906-0094179

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 $205,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

R. Watts
Grantee or Agent of Grantee

Subscribed and sworn to before me this 5th day of September, 2013.

Notary Public
My Commission Expires: 7/13/17
(Seal)

DUSTIN DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Robert Waits 4340 Little Marrowbone Road Joelton, TN 37080	New Penn Financial, LLC 4000 Chemical Road, Suite 200 Plymouth Meeting, PA 19462	037 00 0 023.00

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 No. 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 Robert Waits, a married man, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

See Attached Legal Description Exhibit A.

Commonly known as: 4340 Little Marrowbone Road, Joelton, TN 37080

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 8th 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 8th day of July, 2013.

_____
Notary Public

My commission expires:

3/3/15
(Seal)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

A TRACT OF LAND IN THE FIRST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, JOELTON, TENNESSEE, LYING ALONG THE NORTHERLY MARGIN OF LITTLE MARROWBONE ROAD, EAST OF GRAYS POINT ROAD, AND BEING SHOWN AS PARCEL 23.00 ON DAVIDSON COUNTY TAX MAP NO. 37 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES DATED APRIL 15, 2013, JOB NUMBER 2013-054, AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE NORTHERLY RIGHT-OF-WAY LINE OF LITTLE MARROWBONE ROAD, 25 FEET FROM THE CENTERLINE OF THE ROAD, BEING THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO DONALD E. GREGORY AND WIFE, NANCY JO GREGORY, AS OF RECORD IN BOOK 7263, PAGE 424, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE:

LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF LITTLE MARROWBONE ROAD AND WITH THE EASTERLY PROPERTY LINE OF SAID GREGORY, NORTH 12 DEGREES 45 MINUTES 00 SECONDS WEST, 1090.00 FEET TO AN IRON ROD (SET) AT THE NORTHEASTERLY PROPERTY CORNER OF SAID GREGORY; THENCE:

WITH THE NORTHERLY PROPERTY LINE OF SAID GREGORY, SOUTH 75 DEGREES 18 MINUTES 16 SECONDS WEST, 200.00 FEET TO AN IRON ROD (SET) IN THE EASTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO BILLY MATTHEWS AS OF RECORD IN INSTRUMENT NO. 20090206-0010737, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE:

WITH THE EASTERLY PROPERTY LINE OF SAID MATTHEWS, IN PART, NORTH 12 DEGREES 45 MINUTES 00 SECONDS WEST, 517.85 FEET TO AN IRON ROD (FOUND) IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO MITCHELL JOE LESLIE, MARRIED, AS OF RECORD IN INSTRUMENT NO. 20060823-0104046, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE:

WITH THE SOUTHERLY PROPERTY LINE OF SAID LESLIE, IN PART, SOUTH 85 DEGREES 58 MINUTES 13 SECONDS EAST, PASSING THROUGH A WITNESS ROD (FOUND) ON THE TOP OF THE BANK OF LANSON BRANCH AT 960.57 FEET, FOR A TOTAL DISTANCE OF 1010.57 FEET TO A POINT IN THE CENTERLINE OF LANSON BRANCH; SAID POINT BEING A SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO HARRIS A. GILBERT, CHARLES GILBERT, JR., AND PAULINE GILBERT, AS OF RECORD IN BOOK 5179, PAGE 528, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE:

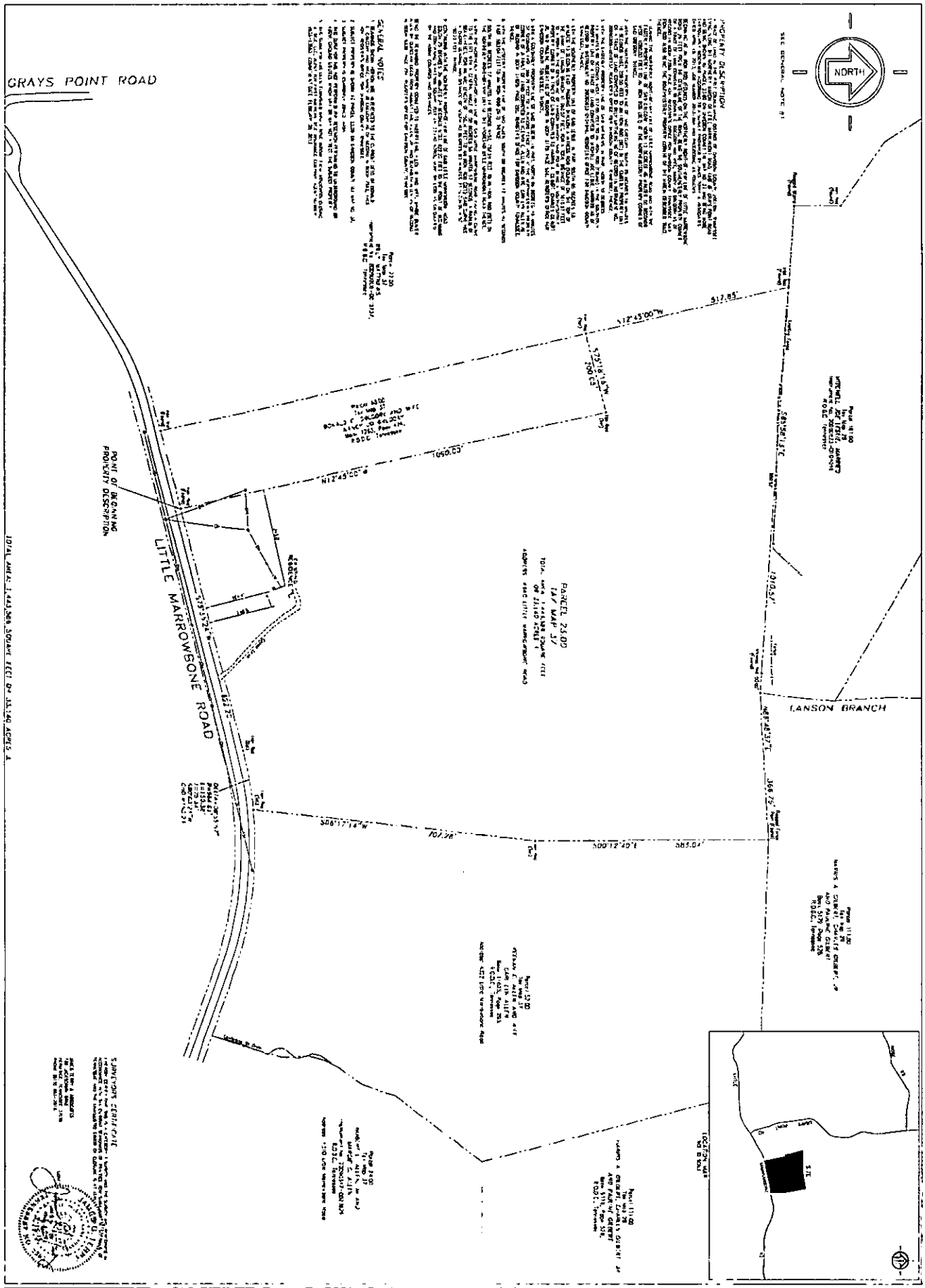
WITH A SOUTHERLY PROPERTY LINE OF SAID GILBERT, IN PART, NORTH 86 DEGREES 48 MINUTES 37 SECONDS EAST, 366.76 FEET TO A FLAGGED FENCE POST AT THE NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO KEENAN E. ALLEN AND WIFE, CARI LYN ALLEN, AS OF RECORD IN BOOK 11625, PAGE 295, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE:

WITH THE WESTERLY PROPERTY LINE OF SAID ALLEN, SOUTH 00 DEGREES 12 MINUTES 40 SECONDS EAST, 583.04 FEET TO AN IRON ROD (SET); THENCE:

SOUTH 06 DEGREES 17 MINUTES 14 SECONDS WEST, 707.28 FEET TO AN IRON ROD (SET) ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LITTLE MARROWBONE ROAD, HAVING A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 08 DEGREES 55 MINUTES 57 SECONDS, A RADIUS OF 964.61 FEET, FOR AN ARC LENGTH OF 150.38 FEET TO AN IRON ROD (SET); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 03 MINUTES 21 SECONDS WEST 150.23 FEET; THENCE:

CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LITTLE MARROWBONE ROAD, SOUTH 75 DEGREES 35 MINUTES 24 SECONDS WEST, 622.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,443,586 SQUARE FEET OR 33.140 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on February 26, 2013, and recorded as Instrument Number 20130226-0019169, in the Register's Office for Davidson County, Tennessee.



BOUNDARY SURVEY

HUBERT EARL ALLEN, II AND WIFE,
MARGIE GUNTER ALLEN
4340 LITTLE MARROWBONE ROAD
JOELTON, DAVIDSON COUNTY, TENNESSEE

Scale : 1" = 100'

JAMES TERRY & ASSOCIATES
LAND SURVEYORS
198 JACKSONIAN DRIVE
HERMITAGE, TENNESSEE 37076
PHONE (615) 883-2918

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