BILL GARRETT, Davidson County
Trans:T20130097963 DEEDWARRSP
Recvd: 11/18/13 14:24 3 pgs
Fees:18.00 Taxes:262.33
20131118-0118847

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 31st day of October, 2013, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Christopher Horne and Shelby Horne,** party of the second part located at 119 Westlawn Drive, Goodlettsville, 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 Davidson, State of Tennessee:

Beginning at a concrete monument at the south end of the return at the northwest corner of the intersection of Havron Avenue and Hillman Place and running thence the following courses and distances: In a northwesterly direction along the north margin of Havron Avenue a distance of 138.2 feet to a concrete monument at the beginning of a curve; thence continuing in a northwesterly direction along the north margin of Havron Avenue a distance of 44.6 feet to an iron pin, being the common corner between Lots 77 and 78; thence continuing in a northwesterly direction around a curve and along the north margin of Havron Avenue a distance of 45 feet to a concrete monument; thence continuing in a northwesterly direction along the north margin of Havron Avenue a distance of 145.7 feet to an iron pin in the common corner between Lots 75 and 76 and the point of beginning; thence continuing in a northwesterly direction along the north margin of Havron Avenue a distance of 100 feet to an iron pin on the common line between Lots 74 and 75; thence in a northeasterly direction along the common line between Lots 74 and 75 a distance of 166.7 feet to the rear line of Lot 58; thence in a southeasterly direction along the margin of Lots 58 and 59, a distance of 100 feet to an iron pin on the common line between Lots 75 and 76; thence in a southwesterly direction along the common line between Lots 75 and 76 a distance of 165.9 feet to an iron pin and the point of beginning.

Property Address: 111 Scenic View Road, Old Hickory, TN 37138

Property: 111 Scenic View Road Old Hickory TN 37178
Parcel ID No.: 04405001900

The Last recorded Deed was filed of record as Instrument #20130314- 0025513 on 3/14/13 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: _____ AF
Janaun J. Ivy
Attorney In Fact

TITLE: _____

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JANAUN J. IVY 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 31 day of October, 2013.

_____
Notary Public

T LIVINGSTON NOTARY PUBLIC DEKALB CO., GA MY COMMISSION EXPIRES AUGUST 8 2016

My Commission Expires: 8-8-16

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Property: 111 Scenic View Road Old Hickory TN 37178
Parcel ID No.: 04405001900
File Number: FNM2013103717TN1

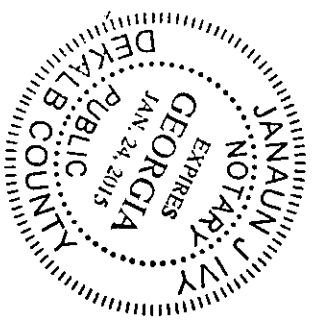
Mail Tax Notices To and Property Owner:
Christopher Horne and Shelby Horne
119 Westlawn Drive
Goodlettsville, TN 37072

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 $70,900.00 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 10/31/13.

Notary Public



My Commission Expires: 1/24/15