This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-13977

BILL GARRETT, Davidson County
Trans:T20130100413 DEEDWARRSP
Recvd: 11/27/13 09:40 2 pgs
Fees:13.00 Taxes:1180.30
20131127-0121704

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 $319,000.00, 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 26th day of November, 2013.

Notary Public
My Commission Expires: 7/3/17
(Seal)

DUSTIN DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
James S. Otto 131 Meghana Drive Whites Creek, TN 37189	F & M Bank 50 Franklin Street Clarksville, TN 37040	041 00 0 185.00

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 James S. Otto, a married man, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Beginning at a point on the Western boundary line of Creek Trail Subdivision, of record in Plat Book 7900, Page 261 and 262, in the Registers Office for said County, the same point being located at the Western terminus of Meghana Drive, and located North 03 degrees 11 minutes 39 seconds East, and 148.8 feet from a concrete monument in the Western boundary of said subdivision; thence South 03 degrees 11 minutes 39 seconds West 148.8 feet to said concrete monument, and continuing West boundary of said subdivision South 03 degrees 10 minutes 59 seconds West 547.34 feet to a corner of said subdivision; thence continuing along the Northern boundary of said subdivision North 83 degrees 09 minutes 29 seconds West 471.09 feet; thence North 89 degrees 22 minutes 06 seconds West 179.83 feet to a point; thence North 85 degrees 28 minutes 20 seconds West along the Northern boundary line of the land of Mount Zion Baptist Church, of record in Deed Book 11315, Page 516, said Register's Office, 185.69 feet to the Southwest corner of this tract; thence leaving the line of Mount Zion Baptist Church, and severing the land of Sammy P. Kershaw, of record in Deed Book 9549, Page 330, said Register's Office, North 54 degrees 27 minutes, 58 seconds East 1070.75 feet to the point of beginning, containing 6.56 acres.

Being the same property conveyed to Federal National Mortgage Association by Warranty Deed filed on August 15, 2011, and recorded as Instrument 20110815-0062657, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 131 Meghana Drive, Whites Creek, TN 37189

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 29th day of October, 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 N. Wennerlund, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Michael N. Wennerlund, 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 29th day of October, 2013.

_____
Notary Public

My commission expires:

7/3/17
(Seal)

DUSTIN DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY