BILL GARRETT, Davidson County
Trans:T20130104249 DEEDWARRSP
Recvd: 12/13/13 11:11 3 pgs
Fees:18.00 Taxes:225.70
20131213-0126353

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 26th day of November, 2013, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Daniela Ponce,** party of the second part located at 1625 11th Avenue Nashville, TN 37208;

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:

Land in Davidson County, Tennessee and being the northerly 43 feet of Lot No. 99 in D.T. McGavock's Others Addition (incorrectly referenced as T. McGavock's Addition to Nashville), a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at the northeast corner of Lot No. 99 in said McGavock's Plan, running southerly and with the westerly margin of 11th Avenue North, formerly Fillmore Street, 43 feet to a point, 7 feet northwardly of the northeast corner of Lot No. 98; thence westwardly and parallel with the northerly margin of said Lot No. 98, 150 feet, more or less, to an alley; thence with the easterly margin of said alley northerly 43 feet, more or less, to northwest corner of said Lot No. 99; thence easterly 150 feet to the beginning.

Property: 1625 11th Ave N Nashville TN 37208
Parcel ID No.: 081 11 0 565.00

The Last recorded Deed was filed of record at Instrument No. 20060519-0058985 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: _____ Janaun J. Ivy

TITLE: Attorney In Fact

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 26th day of November, 2013

HEATHER A. KNUTH NOTARY PUBLIC COBB COUNTY, GEORGIA

Heather A Knuth
Notary Public

My Commission Expires: _____

Notary Public, Cobb County, Georgia
My Commission Expires February 9, 2017

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Property: 1625 11th Ave N Nashville TN 37208
Parcel ID No.: 081 11 0 565.00
File Number: FNM2013103953TN1

Mail Tax Notices To and Property Owner:
Daniela Ponce
1625 11th Avenue
Nashville, TN 37208

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 $61,000.00 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 11/26/13.

Notary Public

My Commission Expires: March 29, 2016

SHAWNA L. GRAFTON
NOTARY
My Comm. Expires
March 29, 2016
PUBLIC
GWINNETT COUNTY, GEORGIA