BILL GARRETT, Davidson County
Trans:T20140036633 DEEDWARRSP
Recvd: 05/27/14 10:20 3 pgs
Fees:18.00 Taxes:925.00
20140527-0045169

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-14537

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

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 $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pamela J Miller
Grantee or Agent of Grantee

Subscribed and sworn to before me this 23rd day of May, 2014.

Notary Public
My Commission Expires: 3/3/15
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Pamela J. Miller 1004 Hhickory Hollow Road Nashville, TN 37221	New Owner	128 13 0 003.00

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association, whose address is P.O. Box 650043, Dallas, TX 75265-0043, 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. 20131217-0127478, 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 Pamela J. Miller, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

See attached legal description Exhibit A.

Commonly known as: 1004 Hickory Hollow Road, Nashville, TN 37221

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 her 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 25th day of April, 2014.

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 25th day of April, 2014.

_____
Notary Public

My commission expires:

7/3/17
(Seal)

EXHIBIT A

Being part of Lot Number 46 on the plan of Bellevue Manor of record in Book 3600, Pages 32 and 33, Register's Office of Davidson County, Tennessee.

Said Lot Number 46 fronts 138 feet on the Easterly side of Hickory Hollow Road and runs back between lines 317.51 feet on the Southerly side and 321.46 feet on the Northerly side to a line in the rear on which it measures 138.07 feet thereon.

Included in Lot 46 but expressly excluded therefrom is that certain tract conveyed to Wayne L. Hayes by deed of record in Book 8051, Page 251, Register's Office for Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin found, said pin being the Northeast corner of the property conveyed to David G. Brock, et ux, by Deed of Record in Book 5953, Page 579, of the Register's Office of Davidson County, Tennessee; thence, South 77 degrees 34 minutes 30 seconds West, 58.84 feet to an iron pin in the center of a drain; thence, with the center of said drain, North 23 degrees 47 minutes 36 seconds West, 2.27 feet to an iron pin; thence, North 04 degrees 18 minutes 10 seconds East, 46.56 feet to an iron pin; thence, North 27 degrees 33 minutes 25 seconds East, 26.03 feet to an iron pin; thence North 08 degrees 22 minutes 29 seconds East, 24.50 feet to an iron pin; thence, North 00 degrees 09 minutes 51 seconds East, 24.46 feet to an iron pin; thence, North 65 degrees 49 minutes 12 seconds East, 19.42 feet to an iron pin; thence, South 10 degrees 36 minutes 00 seconds East, 117.58 feet to the point of beginning, containing 0.10 acres (4462.8 square feet), more or less.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on November 14, 2013, as Instrument Number 20131114-0117547, Register's Office for Davidson County, Tennessee.