This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-14347

Davidson County DEEDWARRSP
Recvd: 07/15/14 14:30 4 pgs
Fees:23.00 Taxes:777.00
20140715-0062470

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 $210,000.00, 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 15th day of July, 2014.

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
Richard Burger and Sarah Burger	Mortgage Research Center, LLC d/b/a Veterans United Home Loans	076 00 0 041.00
4759 Chandler Road	3212 A Lemone Industrial Boulevard	076 00 0 042.00
Hermitage, TN 37076	Columbia, MO 65201	

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 Richard Burger and Sarah Burger, husband and wife, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

See Attached Legal Description Exhibit A.

Commonly known as: 4759 Chandler Road, Hermitage, TN 37076

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 their 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 16th day of May, 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 16th day of May, 2014.

_____
Notary Public

My commission expires:

7/3/17
(Seal)

DUSTIN DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being a tract of land in the 4th Civil District of Davidson County, Tennessee, being Lot Number 4 according to an unrecorded survey by R. M. Dishner dated February 25, 1967, as follows:

Beginning at a nail-cap in the centerline of Chandler Road, said point being 1.9 miles, more-or-less, East of Old Hickory Boulevard and the Northeasterly corner of the property described in Deed of Record in Book 4045, Page 619, R.O.D.C., Tennessee. Thence South 03 degrees 40 minutes West with fence 276.7 feet to an iron pin in fence; thence South 67 degrees 11 minutes East with fence 110.1 feet to an iron pin by others; thence South 17 degrees 20 minutes West with fence 151.2 feet to an iron pin in fence; thence South 77 degrees 50 minutes West with fence 300.0 feet to an iron pin in fence; thence North 04 degrees 28 minutes East 600.5 feet with the line between Lot Number 3 and Lot Number 4 of said survey to an nail-cap in the centerline of Chandler Road; thence, with the centerline of said road, South 70 degrees 48 minutes East 219.9 feet to the point of beginning, and containing 3.03 acres, more-or-less. The above description includes a strip of land about 25 feet wide along the Northerly boundary which is being used for the right-of-way for Chandler Road.

Being a tract of land in the 4th Civil District of Davidson County, Tennessee, being Lot Number 3 according to an unrecorded survey by R. M. Dishner, dated February 25, 1967, as follows:

Beginning at a nail-cap in the centerline of Chandler Road, said point being 1.9 miles, more or less, East of Old Hickory Boulevard and North 70 degrees 48 minutes West 219.9 feet from the North-Easterly corner of the property described in Deed of Record in Book 4045, Page 619, R.O.D.C., Tennessee. Thence with the line between Lot Number 3 and Lot Number 4 of said survey 54 degrees 28 minutes West 600.5 feet to an iron pin a fence; thence South 77 degrees 50 minutes West with fence 83.8 feet to an iron pin by others; thence 537 degrees 29 minutes West with fence 52.8 feet to an iron pin by others, continuing 27 feet to a point in Stoner's Creek; thence North 87 degrees 45 minutes West with centerline of said creek 202.1 feet to a point; thence North 56 degrees 31 minutes West 2.0 feet with centerline of creek to a point in centerline of said creek; thence 30 minutes East 30.0 feet to an iron pin, and continuing 719.6 feet to a nail-cap in the centerline of Chandler Road; thence with the centerline of said road, as follows: South 84 degrees 51 minutes East 25.5 feet, South 77 degrees 34 minutes East 205.5 feet, South 74 degrees 04 minutes East 113.3 feet to the point of beginning, and containing 5.36 acres, more-or-less.

The above description includes a strip of land about 25 feet wide along the Northerly Boundary which is being used for the right-of-way for Chandler Road.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed August 21, 2013, and recorded as Instrument No. 20130821-0088256, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Josh Sublett, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Josh Sublett, a notary public for this county and state, Dustin Dunn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-3-17
Notary' Seal (if on paper)

