This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
104150211

Davidson County DEEDWARRSP
Recvd: 02/27/15 16:03 3 pgs
Fees:18.00 Taxes:333.00
20150227-0017376

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 $90,000.00, 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 27th day of February, 2015.

Notary Public
My Commission Expires: 2-3-17
(SEAL)

DUSTIN DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Kasha Lynette Robinson	NEW OWNER	149050A104.00
104 Pepper Ridge Circle		
Antioch, TN 37013		

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 Kasha Lynette Robinson, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

All that certain Condomininium situated in City of Antioch, County of Davidson, State of Tennessee, being known as designated as follows:

Land in Davidson County, Tennessere, being Unit No 104 on the Plan of Pepper Ridge Condominiums, Phase 1, a Horizontal Property Regime, located on Una Antioch Pike, Davidson County, Tennessee, as shown on the plan of Pepper Ridge Condominiums, Phase 1, of record in Plan Book 6900, Page 526, Register's Office for said County, Tennessee, and described in Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7466, Page 248, said Register's Office, are incorporated in this Deed by reference and made a part of the same as through copied herein.

Being the same property to Federal National Mortgage Association by Substitute Trustee's Deed recorded on June 11, 2014, as Instrument Number 20140611-0050736, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 104 Pepper Ridge Circle, Antioch, TN 37013

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 26th day of February, 2015, to be effective the 27th day of February, 2015.

Fannie Mae a/k/a Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact

BY: _____
Michael G. Clifford, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Michael G. Clifford, 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 26th day of February, 2015.

_____
Notary Public

My Commission Expires: 7-3-17

(SEAL)

DUSTIN DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary's Signature

