This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041507849

BILL GARRETT, Davidson County
Trans:T20150058755 DEEDWARRSP
Recvd: 07/20/15 09:18 2 pgs
Fees:13.00 Taxes:1472.60
20150720-0070449

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 $398,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John Woodason
Grantee or Agent of Grantee

Subscribed and sworn to before me this 17th day of July, 2015.

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 No.(s)
John Woodason and Janna Woodason	First Farmers & Merchants Bank	174 000 179.00
3354 Old Franklin Road	816 South Garden Street	
Antioch, TN 37013	Columbia, TN 38401	

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 John Woodason and wife, Janna Woodason, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: A certain parcel of land situated in Davidson County, Tennessee, and being a portion of the property as recorded in Deed Book 5789, Page 576, in the Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows: Beginning at a point, said point being North 82 degrees 37 minutes 00 seconds West a distance of 275.19 feet from the Southwest corner of the Phillip L. Taylor Property as recorded in Deed Book 7656, Page 904, of the Register's Office of Davidson County, Tennessee; thence North 82 degrees 37 minutes 00 seconds West a distance of 150.00 feet to a point; thence South 09 degrees 23 minutes 00 seconds West a distance of 121.70 feet to a point; thence North 67 degrees 09 minutes 00 seconds West a distance of 218.62 feet to a point; thence North 82 degrees 07 minutes 00 seconds West a distance of 103.58 feet to a point; thence North 57 degrees 06 minutes 00 seconds West a distance of 191.85 feet to a point; thence South 89 degrees 29 minutes 00 seconds West a distance of 191.16 feet to a point; thence North 65 degrees 43 minutes 00 seconds West a distance of 90.00 feet to a point; thence North 74 degrees 35 minutes 05 seconds East a distance of 994.85 feet to a point; thence South 07 degrees 23 minutes 00 seconds West a distance of 405.61 feet to the point of beginning and containing 5.124 acres of land, more or less.

Being the same property conveyed to Federal National Mortgage Association by Special Warranty Deed filed on October 14, 2014, at Instrument Number 20141014-0094885, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3354 Old Franklin Road, 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 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 30th day of June, 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 30th day of June, 2015.

_____
Notary Public

My Commission Expires: 7-3-17

(SEAL)

