This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041508865

STATE OFTENNESSEE
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 $122,500.00, 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 31st day of August, 2015.

Notary Public
My Commission Expires: 5/6/19
(SEAL)

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

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Daniel Kirkpatrick and Brian Kirkpatrick	F & M Bank	015-00-093.00
2679 Morgan Road	50 Franklin Street	
Joelton, TN 37080	Clarksville, TN 37040	

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 Number # 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 Daniel Kirkpatrick, unmarried, and Brian Kirkpatrick, unmarried, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, a tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, August 9, 1960, as follows:

Beginning at a point in the center of Morgan Road, the said corner being the Northeast corner of the property conveyed to Edd E. Felts and wife, Vallie P. Felts, of record in Book 2045, Page 483, Register's Office for Davidson County, Tennessee; thence with Goodwin's line, South 03 degrees West 580 feet; thence continuing with Goodwin's line, South 06 degrees 30 minutes West 162.50 feet to a point; thence South 65 degrees 30 minutes West 278 feet to a point; thence North 02 degrees 30 minutes East 735 feet to a point in the center of Morgan Road; thence North 65 degrees 30 minutes East 294 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on August 3, 2015, at Instrument Number 20150803-0076547, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2679 Morgan Road, Joelton, TN 37080

BILL GARRETT, Davidson County
Trans:T20150074297 DEEDWARRSP
Recvd: 09/01/15 11:33 2 pgs
Fees:13.00 Taxes:453.25
20150901-0088652

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 31st day of August, 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 31st day of August, 2015.

_____
Notary Public

My Commission Expires: 7-3-17

(SEAL)

DUSTIN DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY