Box14

28178-8
Box 14

return to:
Attorneys Title Company, Inc.

This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041511932

BILL GARRETT, Davidson County
Trans:T20160028355 DEEDWARRSP
Recvd: 04/07/16 12:38 2 pgs
Fees:13.00 Taxes:610.50
20160407-0033447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $165,000.00, 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 5th day of April, 2016.

Notary Public
My Commission Expires: 5-8-18
(SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Heidi Hall and Jeffrey Joseph	Bank of Tennessee	051 03 0 025.00
612 Vantrease Road	301 E. Center Street	
Madison, TN 37115	Kingsport, TN 37660	

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 Heidi Hall and Jeffrey Joseph,* Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee: *wife and husband

Being Lot No. 27, 28, 29, 30 of Block "D" on the plan of Marthona, not of record, and described according to a copy of a survey thereof made by J.A. Mafford, Surveyor, in December 1937, as follows:

Beginning at the point in the southerly margin of Ezell Road South, at the common corner of Lots 26 and 27, being 300 feet East of the easterly margin of Ezell Road West; thence Southerly, with the line between said lots, 344.6 feet to a point; thence Easterly 100 feet to a common corner of Lots 30 and 31; thence with the line between said lots, Northerly 342.66 feet to the southerly margin of Ezell Road South; thence with the margin of the same, North 86 degrees 02 minutes West, 100 feet to the beginning, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on September 16, 2015, at Instrument Number 20150916-0093730, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 612 Vantrease Road, Madison, TN 37115

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 18th day of March, 2016.

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 18th day of March, 2016.

_____
Notary Public

My Commission Expires: 7-3-17

(SEAL)

DUSTIN DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY