This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041513562

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 $74,500.00, 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

Davidson County DEEDWARRSP
Recvd: 10/31/16 14:26 3 pgs
Fees:18.00 Taxes:275.65
20161031-0114956

Subscribed and sworn to before me this 31st day of October, 2016.

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

JUSTIN DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Russell B. Dugan	PrimeLending, A Plains Capital Company	039 00 0 254.00
5302 Simpkins Road	18111 Preston Road, Suite 900	
Whites Creek, TN 37189	Dallas, TX 75252	

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. 20160728-0077781, 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 Russell B. Dugan, a married man, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

All that certain lot or parcel of land situated in the City of Whites Creek, County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at a point in the center of Simpkins Road, being the southwest corner of the original 14.13 acre tract of Paul Allen Teasley and wife, Lillian Ann Teasley, of record in Book 2449, Page 531, Register's Office for Davidson County, Tennessee, now Stephen B. Teasley 3 acre tract of record in Book 6154, Page 171, said Register's Office; thence with the line of Teasley North 14 degrees 30 minutes East 362 feet to a point; thence North 11 degrees 00 minutes East 429 feet to a point; thence with a new calculated line North 78 degrees 00 minutes East 385 feet, more or less, to a point in the center of Burgess Road; thence with the following deed calls: South 36 degrees 00 minutes West 186 feet, and South 27 degrees 45 minutes West 135.3 feet, and South 13 degrees 15 minutes East 203.2 feet to a point; thence South 16 degrees 00 Minutes West 432.8 feet to a point in the intersection of Burgess Road and Simpkins Road; thence with Simpkins Road 266 feet, more or less, to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed filed on November 19, 2015, at Instrument Number 20151119-0117507, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 5302 Simpkins Road, Whites Creek, TN 37189

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 20th day of September, 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 20th day of September, 2016.

_____
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

My Commission Expires: 7-3-17

DUSTIN DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY