Bill Garrett Davidson County
Batch# 69750 DEEDWARRSP
03/15/2018 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $836.20
20180315-0024719

This instrument was prepared by and return to:
Wilson & Associates, PLLC
400 West Capital Avenue, Suite 1400
Little Rock, AR 72201
1041512949

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 $226,000.00, 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

Dustin Dunn
State of Tennessee Notary Public
Davidson County

Subscribed and sworn to before me this 15th day of March, 2018.

Notary Public
My Commission Expires: 7-5-21
(SEAL)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Casey Putman	Acopia, LLC	148 05 0 052.00
3741 Hillbrook Drive	306 Northcreek Boulevard, Suite 100	
Nashville, TN 37211	Goodlettsville, TN 37072	

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. 20171211-0125714, 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 Casey Putman, an unmarried man, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Being Lot No. 191 on the Plan of Hillbrook Subdivision, Section II, of record in Book 3300, Page 12, Register's Office for Davidson County, Tennessee, more fully described as follows:

Beginning at a point in the easterly margin of Hillbrook Drive, said point being the common corner of Lots 191 and 192; thence with the line between said two lots Southwestwardly 128.9 feet to a point; thence Southeastwardly 115 feet to a northerly margin of Willow Lane; thence with the northerly margin of said Willow Lane, Northeastwardly 116.7 feet to the beginning of a curve; thence around said curve to the left 39.3 feet to the easterly margin of Hillbrook Drive; thence with the easterly margin of said Hillbrook Drive, Northwestwardly 87 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on November 4, 2015, at Instrument Number 20151104-0112575, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3741 Hillbrook Drive, Nashville, TN 37211

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 8th day of March, 2018.

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 8th day of March, 2018.

_____
Notary Public

My Commission Expires: 5/19/2020

(SEAL)

SHAUNA L. OTIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Billie J. Hagler, 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 Arkansas

County of Jackson

Personally appeared before me, Crystal McCullar, a notary public for this county and state, Billie J. Hagler 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: 02/20/2019
Notary' Seal (if on paper)

