BILL GARRETT, Davidson County
Trans:T20110046392 DEEDWARRSP
Recvd: 08/01/11 09:37 2 pgs
Fees:13.00 Taxes:673.40
20110801-0058578

THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15 day of July, 2011 by and between Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, hereinafter called Grantor, and Karen M. Quigley, her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

The following described real property, located in Davidson County, Tennessee, and more particularly described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 37 on the plan of Devon Valley, Phase I, of record in Book 7900, page 458, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description dated December 12, 2001.

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in the said Register's office.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20110408-0027117, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 15 day of July, 2011.

Fannie Mae a/k/a Federal National Mortgage Association
by Weiss Spicer Cash, PLLC, attorney in fact

BY: Elizabeth Ann Cash
Elizabeth Ann Cash

STATE of Tennessee

COUNTY of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Elizabeth Ann Cash with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the company as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.

Witness my hand and Official Seal at office this 15 day of July, 2011.

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

My Commission Expires:

********** My Comm. Exp 10-15-2013 **********

Property Address: 2505 Devon Valley Drive, Nashville, TN 37221
Parcel # 142-160D00800C0

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Karen M. Quigley
same address as property address

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or true value, whichever is greater, for this transfer is $182,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2011.

Notary Public
My Commission Expires: 8/16/14

JANE C. HAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY