BILL GARRETT, Davidson County
Trans:T20120015485 DEEDWARRSP
Recvd: 03/02/12 10:51 2 pgs
Fees:13.00 Taxes:1061.90
20120302-0018387

SPECIAL WARRANTY DEED

THIS DEED, 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 Michael Havens and Andrea Havens, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the easterly margin of Battle Road, said point being 2070 feet, more or less, south of the intersection of Caruthers Road, and being the northwest corner of the property herein described; thence leaving said road with the boundary of the property conveyed to Robert Caruthers, of record in Book 4819, Page 848, Register's Office of Davidson County, Tennessee, South 79 degrees 31 minutes 16 seconds East a distance of 680.08 feet to an iron road; thence South 11 degrees 07 minutes 12 seconds West a distance of 380.00 feet to an iron rod; thence North 78 degrees 49 minutes 57 seconds West, a distance of 601.95 feet to an iron rod in said road; thence with Battle Road, North 00 degrees 44 minutes 17 seconds West, a distance of 380.00 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 200302200022438 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 201105020033414, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Fannie Mae A/K/A Federal National Mortgage Association

By: Shapiro & Kirsch, LLP, Attorney-in-Fact

BY: Scedella McAtee

Scedella McAtee

Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public, in and for said State and County aforesaid, duly commissioned and qualified, personally appeared SCEDELLA MCATEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged herself to be an authorized signatory of SHAPIRO & KIRSCH, LLP, the Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, the within named bargainor, and that she, as such authorized signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Federal National Mortgage Association by SHAPIRO & KIRSCH, LLP, as Attorney-in-Fact, and who acknowledged that she executed the same as the free act and deed of SHAPIRO & KIRSCH, LLP, as the free act and deed of Federal National Mortgage Association.

WITNESS my hand and Official Seal at Office this 28th day of February, 2012.

Notary Public

TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

My commission expires: 3-25-12

STATE OF Tennessee
COUNTY OF Davidson

I 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 $287,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 28th day of February, 20

Notary Public

DONNA C. PIONK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: 11-3-2015

Property Address: 667 Battle Road, Nolensville, Tennessee 37135

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Michael Havens and Andrea Havens

Regions Bank dba Regions Mortgage

2050 Parkway Office Circle

Birmingham, AL 35244

S & K File # 11-024170

Map & Parcel - 188 00 0 035.00

THIS INSTRUMENT PREPARED BY:
L. Winston
Shapiro & Kirsch, LLP
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