Record & Return to:

Advance
Title Services, LLC
239 John Rice Blvd., Ste. C
Murfreesboro, TN 37129

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 Loren B. Bolton, Unmarried, 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, more particularly described as follows:

Apartment 5, Building K, in the horizontal property regime of Section I, Lake Chateau, together with the carport and storage area attached to said Apartment, as shown on Plat of record in Plat Book 4675, Pages 41 through 44, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20090821-0078924 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120117-0004311, 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: _____
Robert Schneider

Title: Authorized Signatory

BILL GARRETT, Davidson County
Trans: T20120019913 DEEDWARRSP
Recvd: 03/20/12 09:31 2 pgs
Fees: 13.00 Taxes: 203.50
20120320-0023439

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 ROBERT SCHNEIDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself 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 he, 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 he 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 15th day of March, 2012.

Notary Public

HILARY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires:

STATE OF Tennessee
COUNTY OF Rutherford

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 $55,000.00 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 19th day of March, 2012.

Notary Public

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 10/19/13

Property Address: 174 Lake Chateau Drive, Hermitage, Tennessee 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Loren Bolten ⓒ Property Address

Franklin American Mortgage
ATTN: Payment Processing
501 Corporate Center Drive
Suite 400
Franklin, TN 37067

S & K File # 12-030219

Map & Parcel - 097 08 0A 059.00CO

THIS INSTRUMENT PREPARED BY:
N. Chen
Shapiro & Kirsch, LLP
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Memphis, TN 38117
(901)767-5566