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 Alexis M. Soler, 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 the City of Nashville, Davidson County, Tennessee, to-wit:**

**Lot 77, Payne, Blakemore and Cummings' Addition to East Nashville as shown on Plan of record in Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.**

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20071214-0144043 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110523-0039114, 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

BILL GARRETT, Davidson County
Trans:T20120031865 DEEDWARRSP
Recvd: 05/01/12 15:51 2 pgs
Fees:13.00 Taxes:735.93
20120501-0037279

**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 27th day of April, 2012.

Robert Schneider
Notary Public

ROBERT SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

My commission expires: 2-15-2016

STATE OF ~~DAVIDSON~~ TBM 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 $198,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Carmen Coates
Affiant

Subscribed and sworn to before me this the 1st day of May, 2012.

Notary Public

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY

My commission expires: 9-9-2014

Property Address: 1206 Shelby Avenue, Nashville, Tennessee 37206

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Alexis M. Soler
Taxes:
NEW AMERICAN MTG, LLC
841 SEAHAWK CIRCLE
VIRGINIA BEACH, VA 23452

New Owner: ALEXIS M. SOLER
1206 SHELBY AVE
NASHVILLE, TN. 37206

S & K File # 11-023995

Map & Parcel - 083130253.00

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