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

BILL GARRETT, Davidson County
Trans:T20120035530 DEEDWARRSP
Recvd: 05/15/12 09:04 2 pgs
Fees:13.00 Taxes:329.30
20120515-0041765

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7th day of May, 2012 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 Melanie Sichling, MARRIED, 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:

Land in Davidson County, Tennessee, being part of a certain lot marked "Reserved" and lying North of Lot No. 15 on the Map of H.G. McNabb's Subdivision, as of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee. Said Lot fronts 80 feet on the southerly side of Timmons Street and runs back between parallel lines 176 feet, the westerly line running back with the easterly margin of Lot Nos. 16, 17, and 18, to the northerly margin of Lot No. 15, measuring 71 feet thereon.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20111205-0094413, 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 7th day of May, 2012.

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

BY: Elizabeth A. Cash
Elizabeth A. Cash

STATE OF Tennessee

COUNTY Of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Elizabeth A. 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/ka/ 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 7th day of May, 2012.

Notary Public

SHARY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

My Commission Expires:

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NEW OWNER: MELANIE SICHLING
Property Address: 525 Timmons Street, Nashville, TN 37211
Parcel # 119-13-149

~~PROPERTY OWNER AND~~ AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Mortgage Investors Group
8320 East Walker Springs Lane, Suite 200
Knoxville, TN 37923

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is $89,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2012.

Notary Public
My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY