Davidson County DEEDWARRSP
Recvd: 05/18/12 15:56 2 pgs
Fees:13.00 Taxes:240.13
20120518-0043418

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 L. Reeves, 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, to-wit:

Unit F-402, together with carport designated Number F-402-C on the Plan of Amended Plat-Buildings A, K, N, R, U, W, X, Y, and Z, Phase One, Section Four, River Plantation Condominium Apartments, as shown on Plat of record in Plat Book 4860, Pages 17 thru 19, amended in Plat Book 4860, Pages 107, thru 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description, together with the appurtenant interest in the common established by Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, said Register's Office.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20040809-0095441 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120425-0035308, 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 16th day of May _____, 2012.

Notary Public

ROBERT SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My commission expires: 2-15-2016

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 $64,900.00 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 18th day of May, 2012.

Notary Public

TONI M WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 24, 2012

My commission expires:_____

Property Address: 938 Todd Preis Drive, Building F, Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Michael L. Reeves

938 Todd Preis Dr.

Nashville, TN 37221

S & K File # 12-034604

Map & Parcel - 142-05-0C-060.00

THIS INSTRUMENT PREPARED BY:
N. Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

CERTIFICATION
I, Rebecca R. Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca R. Waynick

State of Tennessee; County of Davidson
On this 18th day of May, 2012, personally appeared before me Toni M. Waynick, a notary public for this county and state, Rebecca R. Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Toni M. Waynick

TONI M WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES JUNE 24, 2012