

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 Michelle Lewis Grant and Courtney Lewis Grant, 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 812, as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument Number 20051221-0153160, as amended in Instrument Numbers 20051228-0155671 and 20060518-005840, in the Register's Office for Davidson County, Tennessee, including, without limitation, the By-Laws appended thereto, recorded in said Register's Office, together with undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the Master Deed.

Reference is hereby made to the Plan of Riverfront Condominiums for placement of Units, as shown on Exhibit E to the Master Deed of record under Instrument Number 20051221-0153160, and amended in Instrument Numbers 20051228-0155671 and 20060518-005840, in said Register's Office, for a more complete identification and description of such Unit.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060321-0032316 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 201205210043708, 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:T20120055445 DEEDWARRSP
Recvd: 07/27/12 14:10 2 pgs
Fees:13.00 Taxes:314.50

20120727-0066494

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 23rd day of July, 2012

Claire H. Julian
Notary Public

CLAIRE H. JULIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JUNE 01, 2014

My commission expires: 06/01/14

STATE OF Tennessee
COUNTY OF Williamson

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 $85,000.00 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 25th day of July, 2012.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My commission expires: 9/23/13

Property Address: 812 1st Avenue North, Nashville, Tennessee 37201

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Michelle Lewis Grant and Courtney Lewis Grant

812 1st Ave. N

Nashville, TN 37201

S & K File # 12-035857

Map & Parcel - 082140A034.00CO

THIS INSTRUMENT PREPARED BY:
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