Record and Return
Tennessee Title Services
131 Saundersville Rd S212
Hendersonville, TN 37075

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 Vicki Davis and Isiah Davis, 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:**

**Lot 19, Section I, Grande Villa Subdivision, as shown on Plan of record in Book 4675, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.**

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20080128-0008379 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120307-0019894, 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**

Title: Authorized Signatory

BILL GARRETT, Davidson County
Trans:T20120065366 DEEDWARRSP
Recvd: 08/31/12 08:43 2 pgs
Fees:13.00 Taxes:721.50
20120831-0078737

**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 9th day of August _____, 2012.

Robert Schneider
Notary Public

ROBERT SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

My commission expires: 2-15-2016

STATE OF Tennessee
COUNTY OF Sumner

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 $195,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me this the 9th day of August, 2012.

Kim Gillespie
Notary Public

My commission expires: 10-23-12

Property Address: 1409 Bellavista Boulevard, Nashville, Tennessee 37207

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Vicki Davis and Isaiah Davis, 1409 Bellavista Blvd., Nashville, TN 37207

Responsible for taxes:
SunTrust Mortgage, Inc
1001 Semmes Avenue
Richmond, VA 23224

S & K File # 12-032410

Map & Parcel - 032140004.00

THIS INSTRUMENT PREPARED BY:
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Shapiro & Kirsch, LLP
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