BILL GARRETT, Davidson County
Trans:T20120067676 DEEDWARRSP
Recvd: 09/10/12 11:34 2 pgs
Fees:13.00 Taxes:481.00
20120910-0081795

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

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 31st day of August, 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 William Short, his 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 24, on the Plan of Parkview Estates, Section II as of record in Book 3700, Page 87, Register's Office for said County. Said Lot No. 24 fronts 101.95 feet on the southerly side of Adamwood Drive, as measured around a curve, and extends back 148.2 feet on the east line and 142 feet on the west line, to a dead line in the rear on which is measured 56.54 feet.

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 20120410-0030371, 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 31st day of August, 2012.

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

BY: _____
Valerie Ann Spicer

STATE OF Tennessee

COUNTY Of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Valerie Ann Spicer 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 31st day of August, 2012.

_____
Notary Public

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires:
My Comm. Exp. 10-15-2013

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Property Address: 527 Adamwood Drive, Nashville, TN 37211
Parcel # 147-10019100

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: First Tennessee Bank National Association
1 Mortgage Way
Mount Laurel, NJ 08054

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or true value,
whichever is greater, for this transfer is $ 130,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2012.

_____
Notary Public
My Commission Expires: 3/8/15

New Owner: William P. Short
527 Adamwood Drive
Nashville, TN 37211

2159-095142-LC