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 Evan M. Witherington, UNMARRIED 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:

The Easterly One-half of Lot 83, on the Plan of the Subdivision of Lockeland-Chadwell Homeplace Subdivision, as shown on Plan of record in Book 57, Page 135, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

There is included in the above description but expressly excluded from this conveyance the following described parcel of land, to-wit:

The Westerly 15 feet of the Easterly 50 feet of the Northerly 50 feet of Lot 83, on the Plan of Lockeland Chadwell Home Place Subdivision, as shown on Plan of record in Book 57, Page 135, in the Register's Office for Davidson County, Tennessee. Said Part of Lot Number 83 fronts 15 feet on the Southerly side of the first alley North of Forrest Avenue and runs back between parallel lines 50 feet to a dead line. This is the 15' by 50' plot located at the rear of 1709 Forrest Avenue, and is more particularly described in Quitclaim Deed recorded in Instrument Number 20040107-0002896, in the above Register's Office.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070827-0102706 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20111128-0092042, 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:T20120077431 DEEDWARRSP
Recvd: 10/11/12 13:21 2 pgs
Fees:13.00 Taxes:1147.00

20121011-0093329

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 4th day of October _____, 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 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 $310,000.00 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 4th day of October, 2012.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: My Commission Expires January 7, 2013

Property Address: 1709 Forrest Avenue, Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Evan M. Witherington 1709 FORREST AVENUE, NASHVILLE, TN 37206

TAX BILLS: Primelending
17111 Preston Rd #900
Dallas, TX 75252

S & K File # 11-029079

Map & Parcel - 083100259.00

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

Return to

Rudy Title & Escrow, LLC
POST RECORDING
2012 21st Avenue South
Nashville, TN 37212