BILL GARRETT, Davidson County
Trans:T20120082860 DEEDWARRSP
Recvd: 10/31/12 10:37 2 pgs
Fees:13.00 Taxes:343.73
20121031-0099913

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 Mindy E. Craighead, hereafter called Grantee.

(2) a single woman

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 634, Section VIII, Cloverhill Subdivision, as shown by Plat of record in Plat Book 2331, Pages 10 and 11, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070404-0040420 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120402-0027450, 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

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 25 day of Oct., 2012

Notary Public

TRACY L. SHARP NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY My Commission Expires 11/02/2013

My commission expires:_____

STATE OF Tennessee
COUNTY OF Wilson

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 $92,900.00 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 29 day of October, 2012

Notary Public

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

My commission expires: 6/15/14

Property Address: 3105 Cloverwood Drive, Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mindy E. Craighead
c/o First Bank
10 Cadillac Dr.
Brentwood TN 37027

S & K File # 12-035265

Map & Parcel - 09610028400

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 1725 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Elizabeth Rodrigues
Shapiro & Kirsch, LLP
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Memphis, TN 38117
(901)767-5566