Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

BILL GARRETT, Davidson County
Trans:T20120086897 DEEDWARRSP
Recvd: 11/14/12 13:23 2 pgs
Fees:13.00 Taxes:273.80
20121114-0104845

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 Anita Darlene Martin, 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 36, Hargis Heights Subdivision, as shown on Map of record in Book 974, Page 82, in the Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more particular description of the property.

Said Lot 36 fronts 75 feet on the South side of Stinson Road and runs back between lines 198 feet on the westerly line and 198.4 feet on the easterly line, to a dead line on which it measures 75 feet.

This legal description is identical with that in Deed of Trust recorded in Book 11301, Page 572 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120828-0077363, 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

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 2 day of Nov, 20 12.

Notary Public

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

My commission expires:_____

STATE OF TN
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 $74,000.00 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 2nd day of November, 2012.

Notary Public

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN My Comm. Expires May 5, 2015

My commission expires:_____

Property Address: 2503 Stinson Road, Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Anita Darlene Martin

2503 Stinson Rd.
Nashville, TN 37214

S & K File # 12-040263

Map & Parcel - 08416006700

THIS INSTRUMENT PREPARED BY:
N. Chen
Shapiro & Kirsch, LLP
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