Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

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 Tachiguanna Maupins, 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:

Described property located in the Thirteenth (13th) Civil District of Davidson County, Tennessee, being part of Tract Number 3 conveyed to Howard B. Moore and wife, by deed from W.H. Thompson, St. et al of record in Book 2735, Page 229, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING in the Westerly margin of State of Highway Number 112 a/k/a Hwy. 41A and a/k/a Clarksville Highway at an iron pin at the Southeasterly corner of property conveyed by Moore to Carl C Turner, Jr., and wife, by deed of recorded in Book 2750, page 371, Register's Office for Davidson County, Tennessee and running thence along Turner's Southerly line, South 87 degrees 45 minutes West 253.6 feet, more or less, to an iron pin at the Southwesterly corner of said Turner property, said iron pin being in the Westerly line of Tract Number 3, thence South 2 degrees 45 minutes East along the westerly line of Tract Number 3, 190 feet to a iron pin; thence North 89 degrees 30 minutes East 255 feet, more less, to an iron pin in the Westerly margin of said Highway Number 112 a/k/a Highway 41A and a/k/a Clarksville Highway; thence Northwardly along the Westerly margin of said Highway along a slight curve with a radius of 8559.4 feet) a distance of 200 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20030728-0105134 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120409-0030039, 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:T20130003527 DEEDWARRSP
Recvd: 01/14/13 10:41 2 pgs
Fees:13.00 Taxes:406.63

20130114-0004155

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 7th day of January, 2013.

Robert Schneider
Notary Public

ROBERT SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
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 $109,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Kayla E. Chs
Affiant

Subscribed and sworn to before me this the 7th day of January, 2013.

Margaret R. Means
Notary Public

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

My commission expires:

Property Address: 4667 Clarksville Pike, Nashville, Tennessee 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Tachiguanna Maupins
4667 Clarksville Pike
Nashville, TN 37218

S & K File # 12-038450

Map & Parcel - 04900002600

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