Record First

Return To:
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117

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 Ryne James McClurkan and Elizabeth Natalie McClurkan, 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, to-wit:

Lot 250, Final Plat, Old Hickory Hills, Phase Two, Section Three, of record in Instrument Number 20040420-0044507, in the Register's Office of Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 200503090026310 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20121026-0098180, 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

BILL GARRETT, Davidson County
Trans:T20130024637 DEEDWARRSP
Recvd: 03/27/13 09:15 2 pgs
Fees:13.00 Taxes:418.10
20130327-0029814

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 22nd day of March, 2013.

Notary Public

MY COMMISSION EXPIRES
JANUARY 05, 2015

JOHN T. CATRON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My commission expires: _____

STATE OF TN
COUNTY OF Shelby

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 $113,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Fannie Hale
Affiant

Subscribed and sworn to before me this the 25th day of March, 2013.

Robert Schneider
Notary Public

ROBERT SCHNEIDER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SHELBY

My commission expires: 2-15-2016

Property Address: 7253 Legacy Drive, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ryne James McClurkan and Elizabeth Natalie McClurkan

7253 Legacy Dr
Antioch TN 37013

S & K File # 12-041537

Map & Parcel - 182 06 0A 240.00

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