RECORD 1ST

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 Parker V. Polidor and wife, Allison W. Polidor, 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 the 9th Civil District of Davidson County, Tennessee, to-wit:

Beginning at a point on the East margin of Griffith Road, said point being the Northwest corner of the herein described tract and the Southwest corner of John F. Mitchell, Tract 1 as of record in Book 6736, page 106, Register's Office for Davidson County, Tennessee, thence leaving said margin with the line of Mitchell South 88 degrees 30 minutes East 410 feet to the point, said point being the Northwest corner of Mitchell, Tract 2; thence with the Westerly line of Mitchell South 28 degrees East 310 feet to a point; thence South 54 degrees East 177 feet to a point; thence South 62 degrees East 330 feet to a point; thence South 4 degrees East 100 feet more or less to a point, said point being the Southeast corner of the herein described tract and the Northeast corner of P.E. Griffith as for record in Book 5021, page 299, Register's Office for Davidson County, Tennessee; thence with the line of Griffith Westerly 900 feet, more or less to a point on the East margin of Griffith Road; thence Northerly with said margin 780 feet more or less to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20010201-0009809; modified in Instrument No. 20011012-0111732 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20121113-0104194, 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:T20130041193 DEEDWARRSP
Recvd: 05/17/13 09:19 2 pgs
Fees:13.00 Taxes:928.70
20130517-0049779

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 24th day of April, 2013.

Notary Public

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

MY COMMISSION EXPIRES
JANUARY 05, 2015

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 $250,999.00 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 May, 2013.

Notary Public

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

MY COMMISSION EXPIRES
JANUARY 05, 2015

My commission expires:

Property Address: 8731 Griffith Road, Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Parker V. Polidor and wife Allison W. Polidor

8731 GRIFFITH ROAD
NASHVILLE TN 37221

S & K File # 12-044670

Map & Parcel - 15400003102

THIS INSTRUMENT PREPARED BY:
Noi Chen
Shapiro & Kirsch, LLP
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Memphis, TN 38117
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