Davidson County DEEDWARRSP
Recvd: 05/22/13 11:22 3 pgs
Fees:18.00 Taxes:425.50
20130522-0051656

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 Rafael Almanza, 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 Davidson County, Tennessee, to wit:

Being Lot No. 35 on the Plan of Goodlettsville Heights, Section IV, as of record in Plat Book 2133, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Included in the above described property but expressly excluded therefrom is that portion of said property vested in the State of Tennessee by Final Decree of record in Book 8982, Page 691, said Register's Office, described as follows:

Beginning at the point of intersection of the existing West margin of I-65 and the South boundary line of the J.O. Norman Jr., et ux property; thence with said West margin, South 20 degrees 56 minutes 33 seconds West 9 feet, more or less to a point; thence South 37 degrees 46 minutes 27 seconds West 110.80 feet to a point in the North boundary line of the Joe Northern, et ux property; thence with said North boundary, North 69 degrees 09 minutes 22 seconds West 45 feet more or less to a point in the proposed West margin of I-65; thence with said proposed margin, North 38 degrees 45 minutes 18 seconds East 120.93 feet to a point in said South boundary of the J.O. Norman Jr., et ux property; thence with said boundary line, South 69 degrees 00 minutes 54 seconds East 42 feet, more or less to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20051214-0150033 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20121008-0091934, 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: Robert Schneider

Robert Schneider

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 Robert Schneider, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself 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 he, 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 16th 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:

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 $115,000.00 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 16th day of May, 2013.

Notary Public

CHRISTINA BOATWRIGHT STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My commission expires: My Commission Expires: September 21, 2015

Property Address: 518 Alta Loma Road, Goodlettsville, Tennessee 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Rafael Almanza
518 Alta Loma Rd
Goodlettsville, TN
37072

S & K File # 12-044676

Map & Parcel - 03304006000

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

20130320

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY

My Commission Expires: 11-4-13