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 Lauren Oeser, 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 Unit Number 411 Phase 4, Building 4, Churchill Crossing Condominiums, A Horizontal Property Regime, established by the Master Deed in Book 7792, Page 915, and amended in Book 7804, Page 616, and Book 7845, Page 540, Book 10365, Page 110, Book 10996, Page 199, and Instrument Number 200508290103075, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of the property.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070605-0066994 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20130521-0051198, 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:T20130092079 DEEDWARRSP
Recvd: 10/28/13 09:59 2 pgs
Fees:13.00 Taxes:259.00

20131028-0111707

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 15th day of October, 2013.

Notary Public

ROBERT SCHWEID NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

My commission expires: 2-15-2016

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 $70,000.00 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 22nd day of October, 2013.

Notary Public

DOROTHY A. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY, TENN My Comm. Expires November 14, 2015

My commission expires: 11-14-2015

Property Address: 411 Churchill Xing, Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Lauren Oeser
411 Churchill Crossing
Madison TN 37115

S & K File # 13-049588

Map & Parcel - 034 03 0B 411.00

THIS INSTRUMENT PREPARED BY:
Noi Chen
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