THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
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Memphis, TN 38103
(901) 526-8296

BILL GARRETT, Davidson County
Trans:T20130106741 DEEDWARRSP
Recvd: 12/26/13 08:32 2 pgs
Fees:13.00 Taxes:240.50
20131226-0129620

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 16th day of December, 2013 by and 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 Lilyan Woolery, her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

A certain lot or parcel of land lying and being in Davidson County, TN, more particularly described as bounded as follows, to wit: Being Lot No. 435 on the Plan of Bellshire Estates, Section B, a plat of which appears of record in Book 2331, Page 129, Registers' Office for Davidson County, Tennessee. Said Lot No. 435 fronts 107 feet on the Southeasterly side of Banbury Drive and extends back 323.6 feet on the northeasterly line and 283.6 feet on the southwesterly line to a broken line in the rear measuring 195.6 feet thereon.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid County.

Being the same property conveyed by Trustee's Deed of record in Instrument Number 20130703-0068694, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 16th day of December, 2013.

Fannie Mae a/k/a Federal National Mortgage Association
by Weiss Spicer Cash, PLLC, attorney in fact

BY: Elizabeth A. Cash
Elizabeth A. Cash

STATE OF Tennessee

COUNTY Of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Elizabeth A. Cash with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/ka/ Federal National Mortgage Association, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the company as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.

Witness my hand and Official Seal at office this 16th day of December, 2013.

Notary Public

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 10-21-2017

My Commission Expires:

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Property Address: 3933 Banbury Drive, Nashville, TN 37207
Parcel # 041-111003600

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Lilyan Wooten
408 Bonita Parkway
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or true value, whichever is greater, for this transfer is $ 65,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2013.

Notary Public
My Commission Expires:

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 10-21-2017