Record 15th

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 Nefeteria D. Coffee, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 24-B of Shawnwood, Section Four, Zone Lot Division of Lot 24, a plat of which is of record in Plat Book 6900, Page 417, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a complete description of said lot.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20041129-0141369; modified in Instrument No. 20070116-0005625, Instrument No. 20080730-0077695 and Instrument No. 20110729-0058434 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20130913-0096734, 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:T20140003904 DEEDWARRSP
Recvd: 01/17/14 11:11 2 pgs
Fees:13.00 Taxes:177.23
20140117-0004822

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 27th day of December, 2013.

MY COMMISSION EXPIRES OCTOBER 21, 2017

Notary Public

My commission expires:_____

STATE OF TN
COUNTY OF Shelby

MYESHIA RICH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

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 $47,900.00 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 14th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES OCTOBER 21, 2017

My commission expires:_____

SONJA WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Property Address: 2915 Mike Shields Court, Nashville, Tennessee 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Nefeteria D. Coffee
2915 Mike Shields Ct.
Nashville, TN. 37218

S & K File # 13-053867

Map & Parcel - 070 02 0 093.00

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