BILL GARRETT, Davidson County
Trans:T20140012507 DEEDWARRSP
Recvd: 02/24/14 08:47 2 pgs
Fees:13.00 Taxes:333.00
20140224-0015279

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

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of February, 2014 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 Clint T. Cook, his 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:

Being certain condominium apartment is Davidson County, Tennessee, being Unit No. 143 of the Fairway Villa Townhomes, as established by the Amended and Restated Declaration of Covenants, Condition and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the common Elements appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

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 Substitute Trustee's Deed of record in Instrument Number 20131211-0125378, 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 10th day of February, 2014.

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 10th day of February, 2014.

Julie Cleveland
Notary Public

JULIE CLEVELAND
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

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Property Address: 1143 Nashboro Boulevard, Nashville, TN 37217
Parcel # 135-12-0D-143.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Clint T. Cook
905 Tinnell Drive
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or true value, whichever is greater, for this transfer is $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF February, 2014.

Julie Cleveland
Notary Public
My Commission Expires:

JULIE CLEVELAND
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016