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, P.O. Box 650043 Dallas, TX 75265-0043 organized and existing under the laws of the United States of America hereinafter called Grantor, and Lance A. Davis, 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:

The following described property located in the 8th Civil District of Davidson County, Tennessee, to-wit:

On the Westerly margin of Cub Creek Road and bounded on the South by Tract Number 3, on the West by Wright Properties, Inc., the North by Tract Number 5, and more particularly described as follows:

Commencing at an iron rod new, in the Westerly margin of Cub Creek Road, the Northeast corner of the Thomas L. Mundy (Book 9646, page 246, Register's Office of Davidson county, Tennessee) and the Southeast corner of Tract Number 1; thence with the margin of said road North 35 degrees 49 minutes 25 seconds East 347.15 feet to a point of curvature; thence with a chord bearing and a distance of North 45 degrees 06 minutes 29 seconds East 238.38 feet to a point of tangent; thence North 54 degrees 23 minutes 32 seconds East 187.82 feet to an iron rod new, the Northeast corner of Tract Number 3, the Southeast corner and point of beginning of this tract;

Thence leaving said road North 67 degrees 12 minutes 18 seconds West 832.45 feet to an iron rod new in the South line of the Wright Properties, Inc. (Book 5356, page 987, Register's Office of Davidson County, Tennessee) and the Northwest corner of Tract Number 3 and the Southwest corner of this tract; thence with the South line of Wright Properties, Inc. North 89 degrees 07 minutes 13 seconds East 425.20 feet to an iron post old; thence with the West line of Wright Property, Inc, North 10 degrees 17 minutes 57 seconds East, 190.18 feet to an iron rod, new; the Southwest corner of Tract Number 5 and the Northwest corner of this tract; thence with the South line of Tract Number 5 South 67 degrees 26 minutes 09 seconds East 631.79 feet to an iron rod new in the Westerly margin of Cub Creek Road; the Southeast corner of Tract Number 5 and the Northeast corner of this tract; thence with the margin of said road and a curve to the right having a radius of 454.05 feet, a length of 237.26 feet and a chord bearing and distance ofSouth 39 degrees 25 minutes 22 seconds West 234.57 feet to a point of tangent; thence South 54 degrees 23 minutes 32 seconds West 153.61 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20080310-0023991 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20130816-0086291, 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:T20140017385 DEEDWARRSP
Recvd: 03/14/14 10:55 2 pgs
Fees:13.00 Taxes:1091.50
20140314-0021444

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 7th day of March, 2014.

Sonja Whittle
Notary Public

SONJA WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES
My commission expires: **OCTOBER 21, 2017**

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 $295,000.00 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 10th day of March, 2014.

Notary Public

ROSHINA HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My commission expires: ~~MY COMMISSION EXPIRES~~
OCTOBER 21, 2017

Property Address: 8422 Cub Creek Rd, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Lance A. Davis
8422 Cub Creek Rd.
Nashville, TN 37209

S & K File # 13-052217

Map & Parcel - 077 00 0 082.00

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