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 Cleophis D. Rucker and Sarah E. Rucker, 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:**

**Lot Number 157 on the Plan of Winfield Park, a Cluster Lot Development, Phase 2, Section 2 of record in Instrument Number 20030422-0052787, Register's Office for said county, to which plat reference is hereby made for a more particular description.**

**This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property.**

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20080303-0020930 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20130806-0082101, 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:T20140019864 DEEDWARRSP
Recvd: 03/25/14 13:33 2 pgs
Fees:13.00 Taxes:1332.00
20140325-0024464

**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 14th day of February, 2014.

Sonja Whittle
Notary Public

SONJA WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES
OCTOBER 21, 2017

My commission expires:_____

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 $360,000.00 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.

Sonja Whittle
Notary Public

SONJA WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES
OCTOBER 21, 2017

My commission expires:_____

Property Address: 1324 Wexford Downs Ln, Nashville, Tennessee 37211

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES**:
Cleophis D. Rucker and Sarah E. Rucker
1324 Wexford Downs Ln.
Nashville, TN.
37211

S & K File # 13-053575

Map & Parcel - 172 14 0B 228.00

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