BILL GARRETT, Davidson County
Trans:T20140021591 DEEDWARRSP
Recvd: 04/01/14 09:17 2 pgs
Fees:13.00 Taxes:166.13
20140401-0026646

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 19th day of March, 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, and has an address of P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called Grantor, and Velma Prowell, 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:

LAND in Davidson County, Tennessee, Being Lot No. 18, on the Plan of Townwood Homes, Section 1, as of record in Book 3106, Page 147, Register's Office for said County. Beginning at a point in the easterly margin of Joseph Street, at the common corner of Lots Nos. 18 and 19; thence with the line between said Lots, South 83 degrees 47' East 136 feet to the westerly margin of an alley; thence with said alley, northerly 10.4 feet to the beginning of a curve, having a radius of 25 feet; thence around said curve, northwesterly 31.15 feet to a point in the southerly margin of Hancock Street; thence with the margin of the same, North 83 degrees 02' West 91 feet to the beginning of a curve having a radius of 25.0 feet; thence around said curve, southwesterly 39.60 feet to the easterly margin of Joseph Street; thence with the margin of the same, southerly 6.7 feet to the point of beginning.

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 20130930-0102135, 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 19th day of March, 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 19th day of March, 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: 735 Joseph Avenue, Nashville, TN 37207
Parcel # 082-07-0-190.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Velma Prowell
736 Douglas Avenue
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or true value, whichever is greater, for this transfer is $ 44,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF March, 2014.

Julie Cleveland
Notary Public
My Commission Expires:

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

2159-111477-LC