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 Jeff 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:

Land in Davidson County, Tennessee, being Lot No. 818 on the Plan of Cherokee Hills, Section 8 as of record in Book 3700, Page 154, Register's Office for said County.

Said Lot No. 818 fronts 72.0 feet on the southerly margin of Denise Drive and extends back 178.1 feet on the westerly line and 116.1 feet on the easterly line to a line in the rear which measures 99.1 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20100930-0077992 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20140624-0054774, 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:T20140072296 DEEDWARRSP
Recvd: 09/26/14 09:55 2 pgs
Fees:13.00 Taxes:157.25
20140926-0088750

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 2nd day of September 2014.

Notary Public

ROSHINA HOLLOWAY 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 $42,500.00 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 23RD day of September, 2014.

Notary Public

ROSHINA HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

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

Property Address: 117 Denise Dr, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Jeff Davis
117 Denise Dr.
Antioch, TN 37013

S & K File # 14-059361

Map & Parcel - 148 07 0 065.00

THIS INSTRUMENT PREPARED BY:
Noi Chen
Shapiro & Kirsch, LLP
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Memphis, TN 38117
(901)767-5566