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 Erik Davis and Andrea 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:

Described property located in Davidson County, Tennessee, to wit:

Being all of Lot Number 78, on the Plan of First Amendment, Berkley Hall, Phase Five – Section One of Hickory Highlands Planned Unit Development, as shown by plat appearing of record in Instrument Number 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument Number 20050725-0086047 and in Instrument Number 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument Number 20050923-0114416, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070215-0019300 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20130712-0072220, 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:T20140077678 DEEDWARRSP
Recvd: 10/15/14 11:39 2 pgs
Fees:13.00 Taxes:732.23
20141015-0095209

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 30th day of July, 2014.

Roshina Holloway
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 $197,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Scedella McAtee
Affiant

Subscribed and sworn to before me this the 13th day of August, 2014.

Roshina Holloway
Notary Public

ROSHINA HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My commission expires: MY COMMISSION EXPIRES OCTOBER 21, 2017

Property Address: 505 Pippin Dr, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Erik Davis and Andrea Davis
505 Pippin Drive
Antioch, TN 37013

S & K File # 13-051948

Map & Parcel - 163 02 0B 039.00

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