Davidson County DEEDWARRSP
Recvd: 10/31/14 11:34 3 pgs
Fees:18.00 Taxes:801.05
20141031-0100545

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 David McArthur Baker, 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:

Being Lot No. 119 of the Final Plat of Echo Hill Estates, Section 4, of record in Instrument No. 200501270010265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Final Plat of Echo Hill Estates, Section 4 of record in Instrument No. 200501270010265, Register's Office for said County.

2) Restrictions of record in Book 7489, page 988; Book 7699, page 949; Book 8612, page 821; and Book 9083, page 26, Register's Office for said County.

3) Homeowners Association Charter of record in Book 7495, page 177, Register's Office for said County.

4) Articles of Amendment of record in Book 7703, page 641, Register's Office for said County.

5) Conveyance of Common Area of record in Book 7704, page 773 and Book 7704, page 776, Register's Office for said County.

Being the same property conveyed to grantor(s) by deed of even date being recorded simultaneously herewith in Instrument No. 200608170101466, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060817-0101467 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20140210-0011574, 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: _____
Robert Schneider

Title: Authorized Signatory

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 ROBERT SCHNEDIER, 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 27th day of October, 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 $216,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Noi Chen
Affiant

Subscribed and sworn to before me this the 27th day of October, 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: 393 Solitude Cir, Goodlettsville, Tennessee 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
David McArthur Baker
393 Solitude Cir
Goodlettsville, TN 37072

S&K File # 14-057067

Map & Parcel - 033 06 0A 064.00

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

True Copy Certification

I, Jackie Henderson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jackie Henderson
Signature

State of Missouri

County of St. Louis

Personally appeared before me Theresa Payne, a notary public for this county and state, Jackie Henderson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa Payne
Notary's Signature

My Commission Expires: 06-27-17
Notary' Seal (if on paper)

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

THERESA PAYNE
My Commission Expires
June 27, 2017
St. Louis County
Commission #13504231