Davidson County	DEEDWARRSP
Recvd: 10/31/14 11:54	3 pgs
Fees:18.00 Taxes:147.08	
20141031-0100570	

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 CNK, LLC, 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:

The west one third of Lot No 1 of Block "H" on the Map of Hermitage Addition of record in Book 57, pages 42 and 43 of the Register's Office for Davidson County, Tennessee.

Said part of Lot Number 1 fronts 33 1/3 feet on the Southerly side of Fain Street, formerly Hermitage Avenue and runs back between parallel lines along the Easterly margin of Duncan Street, 143 ½ feet, more or less, to a 20 foot alley in the rear.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20020812-0096703 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20140730-0068107, 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.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $47,700.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $47,700.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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: _____

Michael Dennie

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 MICHAEL DENNIE, 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 23rd day of October, 2014.

Myeshia Rich
Notary Public

MY COMMISSION EXPIRES
OCTOBER 21, 2017

MYESHIA RICH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My commission expires:_____

STATE OF Missouri
COUNTY OF St Louis

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 $39,750.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jacki Henderson
Affiant

Subscribed and sworn to before me this the 31st day of October, 2014.

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

THERESA PAYNE
My Commission Expires
June 27, 2017
St. Louis County
Commission #16504231

Theresa Payne
Notary Public

My commission expires: 06-27-17

Property Address: 10 Duncan St, Nashville, Tennessee 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CNK, LLC
475 West End Ave.
Cookeville TN
38501

S&K File # 14-059895

Map & Parcel - 09316040600

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