BILL GARRETT, Davidson County
Trans:T20140082598 DEEDWARRSP
Recvd: 11/03/14 10:16 3 pgs
Fees:18.00 Taxes:407.00
20141103-0101082

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 Allan Comer and Jennifer Comer, 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:

See Exhibit A

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20021203-0148613 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20130909-0094893, 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

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 SCHNEIDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself 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 he, 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 he 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 $110,000.00 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: 5335 Whites Creek Pike, Whites Creek, Tennessee 37189

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Allan Comer and Jennifer Comer
5335 Whites Creek Pike
Whites Creek, TN 37189

S & K File # 14-055902

Map & Parcel - 022-00-0-0149.00

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

Exhibit "A"

Being a tract of land lying in the 1st Councilmatic District of Davidson County, Tennessee, and being Parcel 149 of Tax Map 22 as of record in Book 5126, page 883, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found, said pin being in the Easterly right of way of Whites Creek pike (US 431) and being the Northwest corner of Lot 1, Gardner's One Lot Subdivision, as of record in Plat Book 8250, page 635, Register's Office of Davidson County, Tennessee, said pin also being the Southwest corner of the herein described tract; thence with the said Easterly right of way along a curve to the right having a radius of 1770.50 feet a delta of 12 deg. 44 min. 21 sec. for an arc length of 393.66 feet to an iron pin found, said pin being a corner common with the Metropolitan Government property as of record in Book 1787, page 71, Register's office for Davidson County, Tennessee; thence with the said government property the following bearing and distances; thence South 87 deg. (inadvertently 67 deg. in Deed of Trust recorded in Instrument Number 20021203-0148613 and Substitute Trustee's Deed recorded in Instrument Number 20130909-0094983, in the RODCT; but see Warranty Deed recorded in Instrument Number 200010100100479, in the RODCT, for the last correct call) 59 min. 47 sec. East 297.66 feet to an iron pin found; thence North 12 deg. 38 min. 27 sec. East 400.09 feet to an iron pin found at a 36" Oak Tree, said pin being in the Southerly line of the Judith Ann Meadows Property as of record in Book 6639, page 909, Register's Office for Davidson Country, Tennessee; thence with said Meadows property South 79 deg. 32 min. 11 sec. East 520.26 feet to an iron pin found at a 12" Sweet Gum Tree, said pin being the Northwest corner of the David R. Wade, III property as of record in Book 6641, page 862, Register's Office for Davidson County, Tennessee; thence with the said Wade property South 26 deg. 24 min. 06 sec. West 494.79 feet to an point in a creek, said point being the northeast corner of the said lot 1, Gardner's One lot Subdivision; thence with the said Lot 1 and following bearing and distance; thence South 67 deg. 00 min. 50 sec. West 170.96 feet to an iron pin found; thence South 87 deg. 37 min. 31 sec. West 237.54 feet to an iron pin found; thence South 15 deg. 19 min. 05 sec. West 136.74 feet to an iron pin found; South 83 deg. 48 min. 50 sec. West 247.64 feet to the point of beginning.