Davidson County	DEEDWARRSP
Recvd: 11/03/14 12:13	3 pgs
Fees:18.00 Taxes:466.20	
20141103-0101223	

Record First

Return To:

Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117

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 Ehab Adelsayed and Mervat Estfanous, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 99, on the Plan of Hickory Highland Place, Section 2, Phase 1, of record in the Register's Office of said County, as Instrument No. 199912230306510, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jennifer Davenport and Aaron Davenport from Jerry Butler Builders, LLC by Warranty Deed dated April 27, 2001 and recorded May 02, 2001 in Instrument No. 20010502-0045139, Register's Office for Davidson County.

Being the same property conveyed to Wilai Tiamtaisong from Jennifer Davenport and Aaron Davenport Warranty Deed dated 7-29-05 and recorded 8-22-05 in Instrument No. 20050822-0099528 Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Instrument No. 199912230306510 and Instrument No. 199912230306511, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050822-0099529 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20140404-0028013, 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 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 10th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES
JANUARY 05, 2018

HILARY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My commission expires:_____

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 $126,000.00 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 10th day of October, 2014

Notary Public

ROSHINA HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My commission expires: MY COMMISSION EXPIRES OCTOBER 21, 2017

Property Address: 4461 Winton Dr, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ehab Adelsayed and Mervat Estfanous
4461 Winton Dr.
Antioch, TN 37013

S & K File # 14-058100

Map & Parcel - 163 02 0 048.00

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, ALISHA JENKINS, 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.

Signature

State of Missouri

County of St. Louis

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

J. M. Henderson

Notary's Signature

My Commission Expires: 9.23.2017

Notary' Seal (if on paper)

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

J. M. HENDERSON
My Commission Expires
September 23, 2017
St. Louis County
Commission #13455773