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|---|---|
| Davidson County | DEEDWARRSP |
| Recvd: 11/03/14 13:42 | 3 pgs |
| Fees:18.00 Taxes:810.30 | |
| **20141103-0101280** | |

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 Christopher Sarver and Natasha Sarver, 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:

**Land in Davidson County, Tennessee, Being Lot No. 304 on the Plan of Final Plat, Section Four Oak Highlands, a Planned Unit Development of record in Instrument Number 20040128-0010661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.**

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070409-0041691 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20140317-0021923, 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 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 31ST day of October, 20 14.

Notary Public

DOROTHY A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TENN
My Comm. Expires November 14, 2015

My commission expires: 11-14-15

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 $219,000.00 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 3rd day of Nov., 2014.

Notary Public

My commission expires: 06-27-17

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

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

Property Address: 1009 Pinot Chase, Antioch, Tennessee 37013

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Christopher Sarver and Natasha Sarver
1009 Pinot Chase
Antioch, TN
37013

S&K File # 14-058767

Map & Parcel - 173 04 0A 334.00

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