Davidson County	DEEDWARRSP
Recvd: 11/18/14 09:49	3 pgs
Fees:18.00 Taxes:518.00	
20141118-0106139	

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 Martin Graber, 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. 102 on the Plan of Bridle Downs Subdivision, formerly known as Forest Acres, Section III, Phase I, of record in Book 6900, Page 546, in the Register's Office of said County, to which reference is hereby made for a more particular description.

This conveyance is subject to any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20030305-0028852 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20130712-0072215, 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 7th day of November, 2014.

Notary Public

DOROTHY A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN

My commission expires: 11-14-15

My Comm. Expires November 14, 2015

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 $140,000.00 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 18th day of November, 2014.

J. M. Henderson
Notary Public

My commission expires: 9-23-2017

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

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

Property Address: 1505 Celebration Way, Nashville, Tennessee 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Martin Graber

10631 ROTH RD
GRABILL, IN
46741

S&K File # 13-051955

Map & Parcel - 172 08 0B 102.00

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