Davidson County	DEEDWARRSP
Recvd: 01/05/15 16:43	3 pgs
Fees:18.00 Taxes:621.60	
20150105-0001038	

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 Basem Salama and Marian Yassa, 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 following described property located Davidson County, Tennessee, to-wit:

Being Lot No. 46, on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050819-0099241 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20140828-0078778, 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

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

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 18th day of December, 2014.

Claire H. Julian
Notary Public

CLAIRE' H. JULIAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Expires May 7, 2018

My commission expires: 05/07/18

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 $168,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Deidre Barton
Affiant

Subscribed and sworn to before me this the 5th day of Jan., 2015.

Theresa Payne
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: 6861 Hickory Rim CT, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Basem Salama and Marian Yassa

6861 Hickory Rim Ct.
Antioch, TN
37013

S&K File # 14-060638

Map & Parcel - 176 01 0A 046.00

True Copy Certification

I, Theresa Payne, 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.

Theresa Payne
Signature

State of Missouri

County of St. Louis

Personally appeared before me J.M. Henderson, a notary public for this county and state, Theresa Payne 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: 9-23-17
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