| | |
|---|---|
| Davidson County | DEEDWARRSP |
| Recvd: 01/28/15 09:17 | 3 pgs |
| Fees:18.00 Taxes:381.10 | |
| **20150128-0007960** | |

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 Yelina Scranton, 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.3 of Block P on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said Lot No.3 fronts 55 feet on the south side of Duling Avenue and runs between parallel lines 165 feet to a dead line.**

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20080718-0073904 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20140519-0042791, 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 n/k/a Shapiro & Ingle, LLP the Attorney in Fact

BY: _____
**Michael Dennie**

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 MICHAEL DENNIE, 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 n/k/a Shapiro & Ingle, 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 n/k/a Shapiro & Ingle, LLP the Attorney in Fact, and who acknowledged that she executed the same as the free act and deed of SHAPIRO & INGLE, LLP, as the free act and deed of Federal National Mortgage Association.

WITNESS my hand and Official Seal at Office this 21st day of January 20 15

Notary Public

MY COMMISSION EXPIRES

My commission expires: AUGUST 01, 2016

MELISSA GILBERT STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

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 $103,000.00 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 27 day of JAN., 2015.

Notary Public

My commission expires: 4-18-2018

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

ALISHA A. JENKINS
My Commission Expires
April 18, 2018
St. Louis County
Commission #14396925

Property Address: 214 Duling Ave, Madison, Tennessee 37115

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES**:
Yelina Scranton
214 Duling Ave.
Madison, TN
37115

S&I File # 14-058769

Map & Parcel - 043 09 0 288.00

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

# 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