Davidson County	DEEDWARRSP
Recvd: 02/24/15 15:39	3 pgs
Fees:18.00 Taxes:758.50	
20150224-0015897	

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 Heyer, 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 in Davidson County, Tennessee, to-wit:

Being Unit 2 on the Plan of West Park Phase 1, as established by a Master Deed for West Park Homeowners Association, Inc., of record in Plat Instrument Number 20040304-0024541 and as further set out on a Plan of West Park Phase 1, of record as Instrument Number 20040624-0075135, said Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060825-0105363 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20140827-0078259, 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: _____

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 himself/herself to be an authorized signatory of SHAPIRO & INGLE, LLP, the Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, the within named bargainor, and that he/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 & INGLE, LLP, as Attorney-in-Fact, and who acknowledged that he/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 18 day of February 20 15.

Notary Public

SCHAVIANTAE BEARD-DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My commission expires: MY COMMISSION EXPIRES SEPTEMBER 03, 2018

STATE OF Tennessee
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 $205,000.00 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 20th day of Feb, 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: 7277 Charlotte Pike, Unit 102, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Christopher Heyer
7277 Charlotte Pk.
Unit 102
Nashville, TN 37209

S&I File # 14-061298

Map & Parcel - 114 08 0C 002.00

THIS INSTRUMENT PREPARED BY:
Diedre Barton
Shapiro & Ingle, LLP
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704)333-8107

True Copy Certification

I, ALISHA A. 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 Theresa Payne, 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.

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