S&I #: 14-059129

SPECIAL WARRANTY DEED

THIS DEED, between Fannie Mae a/k/a Federal National Mortgage Association, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Raquel Aguilar Mendoza, 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:

Property described as follows: Land in Davidson County, Tennessee, being the northerly 25 feet of Lot 7 and all of Lot 8, Block F, revised map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, and further described by a survey made by Campbell Surveying Co., Inc. dated May 8, 1988 as follows: Said Lot 7 and said part of Lot 8 adjoin and front together 70 feet on the southerly side of Lanier Drive and run back between lines 150 feet on the southerly line of part of Lot 7 and 151.80 feet on the northerly line of Lot 8 along the southerly margin of Yowell Avenue to a dead line in the rear measuring 74.50 feet.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20030127-0010481 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20150209-0011701, 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: _____
Philip Brooks

Title: Authorized Signatory

BILL GARRETT, Davidson County
Trans:T20150017785 DEEDWARRSP
Recvd: 03/11/15 14:45 2 pgs
Fees:13.00 Taxes:192.40
20150311-0020954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for said State and County aforesaid, duly commissioned and qualified, personally appeared PHILIP BROOKS, 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 17th day of March, 2015.

Notary Public

MICHAEL A. DENNIE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My commission expires: MY COMMISSION EXPIRES DECEMBER 04, 2018

STATE OF North Carolina
COUNTY OF Mecklenburg

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 $52,000.00 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 16th day of March, 2015.

Notary Public

My commission expires:

Property Address: 333 Lanier Drive, Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Raquel Aguilar Mendoza
333 Lanier Dr.
Madison, TN 37115

S&I File # 14-059129

Map & Parcel - 043 14 0 103.00

COLLEEN K. SHERIDAN
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires June 16, 2015

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