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 William Terry and Laurel Balthaser, 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 in Davidson County, Tennessee, to wit:

Being Lot Number 38 on the Final Plat of River Landing, Section 1, Page 1, (formerly Windstar Estates) of record in Instrument No. 20060918-0115492, 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 Number 20070530-0063753 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20140703-0058907, 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: _____
Candice Rakowski

Title: Authorized Signatory

BILL GARRETT, Davidson County
Trans:T20150019830 DEEDWARRSP
Recvd: 03/18/15 14:13 2 pgs
Fees:13.00 Taxes:774.50
20150318-0023391

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~SHELBY~~ Mecklenburg

Before me, the undersigned, a Notary Public, in and for said State and County aforesaid, duly commissioned and qualified, personally appeared CANDICE RAKOWSKI, 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 17 day of Mar, 2018.

Notary Public

My commission expires: Mar. 26, 2018

STATE OF North Carolina
COUNTY OF Mecklenburg

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

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 $209,325.00 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 17 day of Mar, 2018.

Notary Public

My commission expires: Mar. 26, 2018

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

Property Address: 824 Northstar Ct., Old Hickory, Tennessee 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
William Terry and Laurel Balthaser

824 Northstar Ct
Old Hickory, TN 37138

S&I File # 14-060625

Map & Parcel - 043 04 0A 038.00

THIS INSTRUMENT PREPARED BY:
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Shapiro & Ingle, LLP
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