SPECIAL WARRANTY DEED

****Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than $149,400.00 for a period of 3 month(s) from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $149,400.00 for a period of 3 month(s) from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.**

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 Byron White and Sharon White, 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:

Being Lot No. 91 on the Plan of River Trace Estates, Phase 1, Section 2, as of record in Plat Book 6900, Page 159, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20011008-0109100 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20140516-0042186, 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:T20150020542 DEEDWARRSP
Recvd: 03/20/15 13:25 2 pgs
Fees:13.00 Taxes:460.65
20150320-0024214

STATE OF NORTH CAROLINA
COUNTY OF 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 19 day of March, 2015.

Notary Public

My commission expires: 11/22/2015

ERIN M. WILLIAMS
NOTARY PUBLIC
Cabarrus County
North Carolina

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 $124,500.00 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 19 day of March, 2015.

Notary Public

My commission expires: 11/22/2015

ERIN M. WILLIAMS
NOTARY PUBLIC
Cabarrus County
North Carolina

Property Address: 2909 Delta Queen Dr, Nashville, Tennessee 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Byron White and Sharon White

2909 Delta Queen
Nashville TN
37214

S&I File # 14-059395

Map & Parcel - 062 02 0A 091.00

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