THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

BILL GARRETT, Davidson County
Trans:T20150020797 DEEDWARRSP
Recvd: 03/23/15 09:15 2 pgs
Fees:13.00 Taxes:407.74
20150323-0024557

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18 day of March, 2015 by and between Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, and has an address of P.O. Box 650043, Dallas, TX 75265-0043 organized and existing under the laws of the United States of America, hereinafter called Grantor, and Jose Gilberto Arriazo and Maria B. Arriazo, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being all of Lot 40, as shown on the plan of Section I, Barley Square, of record in Plat Book 4460, Page 141 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20140825-0077063, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 18 day of March, 2015

Fannie Mae a/k/a Federal National Mortgage Association
by Weiss Spicer Cash, PLLC, attorney in fact

BY: _____
Valerie Ann Spicer

STATE OF Tennessee

COUNTY Of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Valerie Ann Spicer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/ka/ Federal National Mortgage Association, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the company as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.

Witness my hand and Official Seal at office this 18 day of March, 2015

Carole Williams
Notary Public

CAROLE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 05-07-2018

My Commission Expires:
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Property Address: 204 Manatee Court, Antioch, TN 37013
Parcel # 149-09-0-107.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Jose G Arriaza & Maria B. Arriaza
204 Manatee Ct.
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or true value,
whichever is greater, for this transfer is $ 110,200.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2015.
Notary Public
My Commission Expires:
SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

2159-116295-LC