Davidson County	DEEDWARRSP
Recvd: 03/30/15 13:44	3 pgs
Fees:18.00 Taxes:536.50	
20150330-0027144	

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 Erin Wilder, 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 No. 226 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Page 550, 551, and 552 and Certificate of Correction in Book 7642, Page 445 and by Amendment to Change Name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20100329-0023065 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20140827-0078257, 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

Robert Schneider

Title: Authorized Signatory

THIS INSTRUMENT PREPARED BY:
Noi Chen
Shapiro & Ingle, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

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 27th day of March, 2015

Notary Public

MY COMMISSION EXPIRES

My commission expires: OCTOBER 21, 2017

MEESHIA RICH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF Missouri
COUNTY OF St. Louis

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 $145,000.00 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 30 day of March 2015

Notary Public

My commission expires: 04-18-18

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

ALISHA A. JENKINS
My Commission Expires
April 18, 2018
St. Louis County
Commission #14396925

Property Address: 1425 Aaronwood Dr., Old Hickory, Tennessee 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Erin Wilder
1425 Aaronwood Dr.
Old Hickory, TN
37138

S&I File # 14-060467

Map & Parcel - 063 16 0B 144.00

THIS INSTRUMENT PREPARED BY:
Noi Chen
Shapiro & Ingle, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

True Copy Certification

I, Theresa Payne, 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.

Theresa Payne
Signature

State of Missouri

County of St. Louis

Personally appeared before me Alisha A. Jenkins, a notary public for this county and state, Theresa Payne 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: 4-18-2018
Notary' Seal (if on paper)

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

ALISHA A. JENKINS
My Commission Expires
April 18, 2018
St. Louis County
Commission #14396325