BILL GARRETT, Davidson County
Trans:T20150026300 DEEDWARRSP
Recvd: 04/08/15 15:45 2 pgs
Fees:13.00 Taxes:196.10
20150408-0031014

S&I #: 13-054606

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 Samuel A. Acuna Gutierrez and Dilcia Y. Izaguirre Castillo, 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 LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY , STATE OF TENNESSEE, AS DESCRIBED IN DEED INST # 20040217-0018146, ID# 059-16-0-100-00, BEING KNOWN AND DESIGNATED AS:

LOT NO. 133 AND THE WESTERLY ONE-HALF OF LOT NO. 134 ON THE HAYNIES CLEVELAND PLAN, OF RECORD IN BOOK 161, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 60 FEET ON THE NORTHEASTERLY SIDE OF ADLAI STREET AND EXTEND BACK BETWEEN PARALLEL LINES 125 FEET TO AN ALLEY.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20130124-0007580 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20150219-0014512, 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: _____
Colleen Sheridan
Title: Authorized Signatory

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 Colleen Sheridan, 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 30 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 $53,000.00 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.

ERIN M. WILLIAMS
NOTARY PUBLIC
Cabarrus County
North Carolina

Notary Public

My commission expires: 11/22/2015

Property Address: 2411 Adlai Street, Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Samuel A. Acuna Gutierrez and Dilcia Y. Izaguirre Castillo
8219 Tenyln
Hermitage, TN 37076

S&I File # 13-054606

Map & Parcel - 059 16 0 100.00

THIS INSTRUMENT PREPARED BY:
Erin Williams
Shapiro & Ingle, LLP
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