BILL GARRETT, Davidson County
Trans:T20150027358 DEEDWARRSP
Recvd: 04/13/15 11:25 2 pgs
Fees:13.00 Taxes:296.00
20150413-0032257

S&I #: 14-059941

SPECIAL WARRANTY DEED

THIS DEED, between Fannie Mae aka Federal National Mortgage Association, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Mending Hearts, Inc., 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING ALL OF LOT NO. 41, ON THE MAP OF L. H. DAVIS SUBDIVISION OF LOT NO. 41, CLIFTON, AS SHOWN ON SURVEY AND PLAT OF SAME APPEARING OF RECORD IN BOOK 57, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SAID LOT NO. 41 FRONTS 17 FEET ON THE WESTERLY SIDE OF 43RD AVENUE NORTH, FORMERLY DOUGLAS AVENUE AND RUNS BACK BETWEEN LINES WITH THE NORTHERLY MARGIN OF WALKER STREET 150 FEET ON THE NORTH LINE AND 163 FEET, MORE OR LESS, ON THE SOUTH LINE, OR WALKER STREET, TO AN ALLEY AND MEASURES 50 FEET ON SAID ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LUDLOW BEECHER, BY WARRANTY DEED FROM CHARLES HAMILTON, DATED SEPTEMBER 27TH , 2007, AND RECORDED IN INSTRUMENT NO. 200710090120150, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20071009-0120151 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20150209-0011700, 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 aka 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 31 day of March 20 15.

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 $80,000.00 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 31 day of March, 20 15.

ERIN M. WILLIAMS
NOTARY PUBLIC
Cabarrus County
North Carolina

Notary Public

My commission expires: 11/22/2015

Property Address: 4302 Albion Street, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mending Hearts, Inc.
P.O. Box 280236
Nashville TN 37228

S&I File # 14-059941

Map & Parcel - 091 08 0 051.00

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