BILL GARRETT, Davidson County
Trans:T20150052278 DEEDWARRSP
Recvd: 06/30/15 09:10 2 pgs
Fees:13.00 Taxes:821.40
20150630-0062709

S&I #: 14-061971

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 Shaun Johnson and Belita Johnson, 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 land in Davidson County, Tennessee, to-wit:

Being Lot No. 172 on the First Revision to Cane Ridge Farms, Phase One, Section three, of record in Instrument No. 20020712-0084136, a revision of Instrument No. 20010606-0059239, in the Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20140805-0069926 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 200-50803-0091169, 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

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 $222,000.00 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 19 day of March, 2015.

ERIN M. WILLIAMS
NOTARY PUBLIC
Cabarrus County
North Carolina

Notary Public

My commission expires: 11/22/2015

Property Address: 1140 Blairfield Dr, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Shaun Johnson and Belita Johnson
1140 Blairfield Dr
Antioch TN 37013

S&I File # 14-061971
Map & Parcel - 174 11 0A 076.00

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

Return to:
Main Street Title
3054 Lakeshore Drive
Old Hickory, TN 37138