BILL GARRETT, Davidson County
Trans:T20150053867 DEEDWARRSP
Recvd: 07/06/15 09:04 3 pgs
Fees:18.00 Taxes:201.65
20150706-0064622

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

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 23rd day of June, 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, hereinafter called Grantor, and Jackson James, his 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:

SEE ATTACHED EXHIBIT A

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20150316-0022034, 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 23rd day of June, 2015.

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

BY: _____
Elizabeth A. Cash

STATE OF Tennessee

COUNTY Of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Elizabeth A. Cash 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 23rd day of June, 2015.

_____
Notary Public

DEBORAH HOWELL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 05-07-2018

My Commission Expires: 05-07-2018

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Property Address: 104 Scenic View Road, Old Hickory, TN 37138
Parcel # 044-00-0-004.01

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Jackson James
919 Conference Drive Suite 4-220
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or true value, whichever is greater, for this transfer is $ 54,500.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF June, 2015.

_____
Notary Public
My Commission Expires:

DEBORAH HOWELL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 05-07-2018

EXHIBIT A

Land lying in Davidson County, Tennessee, being part of Lot No. 17 on the Plan of Nashville Industrial Corporation Subdivision at Old Hickory, Tennessee, as of record in Book 1130, page 46, Register's Office for said County, and more particularly described according to a survey by R. L. Montoya-Land Surveying dated March 19, 1979, as follows: Beginning at a fence post in the southwesterly margin of Scenic View Road, said point being across from and at the intersection of Hillman Place and Scenic View Road and is also the northwest corner of the C.C. and Inez B. Edward's Property as of record in Book 3501, Page 439, said Register's Office; thence with Edward's northwesterly property line South 40 degrees 13 minutes 57 seconds West 193.50 feet to a point on an existing garage, said point being 1 foot, more or less, from an existing fence corner and is a northeasterly corner of the George and Linda Holt property, thence with Holt's property line as follow: North 44 degrees 26 minutes 38 seconds West 108.50 feet to an existing angle iron in concrete; thence North 42 degrees 44 minutes 55 seconds East 183.00 feet to an iron pin at a fence corner, said point being in the southwesterly margin of Scenic View Road; thence with the southwesterly margin of said Road South 50 degrees 07 minutes 00 seconds East 100 feet to the point of beginning, containing 19,591 square feet (0.45 acre) more or less.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.