Davidson County DEEDWARRSP
Recvd: 08/21/15 12:19 3 pgs
Fees:18.00 Taxes:640.47
20150821-0084603

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 Nathan Leiphardt, 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. 96 on the Plan of Hunters Branch, Section 2-B, as of record in Plat Book 6900, Page 337, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This legal description is identical with that in Deed of Trust recorded in Instrument No: 20061004-0123186 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No: 20140616-0052228, 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/k Federal National Mortgage Association
By: Shapiro & Kirsch, LLP n/k/a Shapiro & Ingle, LLP the Attorney in Fact
BY: _____
Colleen K. 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 K. 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 5 day of August, 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 $173,100.00 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 5 day of August, 2015.

Notary Public

ERIN M. WILLIAMS
NOTARY PUBLIC
Cabarrus County
North Carolina

My commission expires: 11/22/2015
Property Address: 1421 Hunters Branch RD, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Nathan Leiphardt
1421 Hunters Branch Rd
Antioch, TN 37013

S&I File # 14-060809

Map & Parcel - 172 08 0A 096.00

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

True Copy Certification

I, Colleen K. Sheridan, 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.

Signature

State of North Carolina

County of Mecklenburg

Personally appeared before me, [Erin M. Williams], a notary public for this county and state, [Colleen K. Sheridan] 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: 11/22/2015
Notary' Seal (if on paper)

ERIN M. WILLIAMS
NOTARY PUBLIC
Cabarrus County
North Carolina