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 Neena Saha and Daniel Hudson, 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:

Described property located in Davidson County, Tennessee, more particularly described as follows:

Unit Number 368, on the plan of Hillsborough Condominiums, according to the Master Deed of record in Book 6822, Page 721, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6250, Page 699, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This legal description is identical with that in Deed of Trust recorded in Instrument No: 20071024-0125707 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No: 20130221-0017302, 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 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 4 day of August, 2015.

_____
Notary Public

My commission expires: 11/22/2015

ERIN M. WILLIAMS
NOTARY PUBLIC
Cabarrus County
North Carolina

BILL GARRETT, Davidson County
Trans:T20150071632 DEEDWARRSP
Recvd: 08/24/15 15:43 2 pgs
Fees:13.00 Taxes:1202.50
20150824-0085411

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 $325,000.00 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 4 day of August, 2015.

Notary Public

My commission expires: 11/22/2015

ERIN M. WILLIAMS
NOTARY PUBLIC
Cabarrus County
North Carolina

Property Address: 368 Ardsley Place, Nashville, Tennessee 37215

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Neena Saha and Daniel Hudson
368 Ardsley Place
Nashville, TN 37215

S&I File # 13-046643

Map & Parcel - 131-05-0C-368.00

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