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 Nicole Callihan, 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, to wit:

Lot Number 26, and the easterly one-half of Lot Number 25 of Block "B" on the Map of Overlook Estates, as of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot Number 26 and the easterly one-half of Lot Number 25 adjoin and front together 75 feet on the northerly side of Wiley Street and run back between parallel lines 135 feet to a dead line.

This legal description is identical with that in Deed of Trust recorded in Instrument No: 20070808-0094634 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No: 20150327-0026566, 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 f/k/a Shapiro & Ingle, LLP the Attorney in Fact
BY: _____
Alison H. Wadsworth
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 Alison H. Wadsworth, 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.

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

WITNESS my hand and Official Seal at Office this 29 day of July, 2015

_____
Notary Public

My commission expires:

BILL GARRETT, Davidson County
Trans:T20150073235 DEEDWARRSP
Recvd: 08/28/15 11:17 2 pgs
Fees:13.00 Taxes:470.27
20150828-0087347

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 $127,100.00 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 29 day of July, 2015.

Notary Public

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

My commission expires:_____
Property Address: 305 Wiley Street, Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Nicole Callihan
305 Wiley Street
Madison TN 37115

S&I File # 13-046618

Map & Parcel - 043 05 0 195.00

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