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 James Fleming, 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:

Being all of Lot No. 341 on the Plan of Section Six, Tulip Grove, as shown on survey and plat of same appearing of record in Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot No. 341 fronts 90.0 feet on the northerly margin of Phoenix Drive, also known as Phoenix Drive, and extends back 146.45 feet on the westerly line and 145.75 feet on the easterly line to a dead line on the rear, measuring 90.00 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20030902-0126993 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20130514-0048361, 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: _____
Erin L. Roberts
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 Erin L. Roberts, 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 15 day of December, 2015.

_____
Notary Public

My commission expires:

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

BILL GARRETT, Davidson County
Trans:T20160000563 DEEDWARRSP
Recvd: 01/05/16 08:05 2 pgs
Fees:13.00 Taxes:557.96
20160105-0000616

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 $150,800.00 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 15 day of Dec, 2015.

Notary Public

My commission expires: Mar. 26, 2018

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

Property Address: 4717 Phoenix Drive, Hermitage, Tennessee 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
~~James Fleming~~
Wilson Bank & Trust
1436 W. Main St.
Lebanon, TN 37087

S&I File # 13-049865

Map & Parcel - 075 04 0 130.00

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