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 Erica Kent Erwin, 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:

Land in Davidson County, Tennessee being Lot No. 123 on the Plan of Bellshire Terrace, Section Two, as of record in Plan Book 6250, pages 673 and 674, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher A. Polk and wife, Nakisha T. Polk, by Warranty Deed from Richard L. Lewis, Jr., of record in Book 10267, page 949, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20020418-0048411 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20150209-0011702, 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.

Davidson County DEEDWARRSP
Recvd: 06/20/16 15:41 3 pgs
Fees:18.00 Taxes:555.00
20160620-0062714

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 31 day of May, 2016.

_____
Notary Public

My commission expires:

ALICIA J. KIM
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires August 13, 2020

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 $150,000.00 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 31 day of May, 2016.

Notary Public

My commission expires:_____
Property Address: 1412 Tempany Court, Nashville, Tennessee 37207

ALICIA J. KIM
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires August 13, 2020

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Erica Kent Erwin
1412 Tempany Ct
Nashville, TN 37207

S&I File # 13-051685

Map & Parcel - 050 04 0 037.00

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

True Copy Certification

I, Lori Zammit, 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, Michelle Toney, a notary public for this county and state, Lori Zammit 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: March 26, 2018
Notary' Seal (if on paper)

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