SPECIAL WARRANTY DEED

****Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than $150,000.00 for a period of 3 month(s) from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $150,000.00 for a period of 3 month(s) from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.**

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 Michael Sheppard, 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:

All that certain condominium situate in the County of Davidson and State of Tennessee being known and designated as Unit 10, Horizontal Property Regime of Belle Forest Condominiums Apartments created under Title 66, Section 27-101 et seq. as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 5438, Page 699, and amended in Book 6896, Page 144, Registers Office for Davidson County Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20090903-0082958 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20150916-0094040, 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

Davidson County DEEDWARRSP
Recvd: 06/30/16 15:01 3 pgs
Fees:18.00 Taxes:462.50
20160630-0067178

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 13 day of June, 20 16

_____
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 $125,000.00 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 13 day of June, 2016.

Notary Public

My commission expires:_____
Property Address: 210 Old Hickory Blvd, Unit 10, Nashville, Tennessee 37221

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

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Michael Sheppard
210 Old Hickory Apt #10
Nashville, TN 37221

S&I File # 14-062929

Map & Parcel - 142 04 0A 010.00

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

Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: 01-06-2020

Notary's Seal (If on paper)

