Davidson County DEEDWARRSP
Recvd: 01/20/17 12:01 3 pgs
Fees:18.00 Taxes:610.50
20170120-0006516

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 Korey Crutcher, 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:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 1 AND 2 ON THE UNRECORDED SUBDIVISION OF LOT KNOWN AS THE DOWER TRACT, AS SHOWN ON THE PLAN OF THE PHILLIPS WALKER LANDS, OF RECORD IN WILL BOOK 10, PAGE 111, COUNTY COURT CLERK'S OFFICE FOR SAID COUNTY, BEING PARTS OF LOTS NOS. 1 AND 2 ON THE MAP OF THE SUBDIVISION OF THE SLATE FARM, NOT OF RECORD IN THE 11TH CIVIL DISTRICT OF SAID COUNTY AND STATE, DESCRIBED ACCORDING TO A SURVEY MADE BY H. GEE, FEBRUARY 3, 1959, AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF GRAYCROFT ROAD, SAID POINT BEING 1265 FEET NORTH OF CHADWELL DRIVE, THENCE WITH THE MARGIN OF GRAYCROFT ROAD, NORTH 2 DEGREES 42 MINUTES EAST 135.0 FEET TO A POINT; THENCE NORTH 87 DEGREES 00 MINUTES WEST 370.2 FEET; THENCE SOUTH 2 DEGREES 37 MINUTES WEST 128.1 FEET TO A POINT; THENCE SOUTH 86 DEGREES 00 MINUTES EAST 370.00 FEET TO THE POINT OF BEGINNING.

This legal description is identical with that in Deed of Trust recorded in Instrument 20050228-0021806 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument 20150219-0014442, 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 8 day of December, 2016.

_____
Notary Public
My commission expires:

LORI ZAMMIT
NOTARY PUBLIC
Iredell County
North Carolina
My Commission Expires March 26, 2018

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 $165,000.00 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 8th day of December 2016.

Notary Public

My commission expires:_____
Property Address: 136 South Graycroft Avenue, Madison, Tennessee 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Korey Crutcher
810 River Gate Meadows Dr
Goodlettsville TN 37072

S&I File # 15-063632

Map & Parcel - 042 14 0 101.00

LORI ZAMMIT
NOTARY PUBLIC
Iredell County
North Carolina
My Commission Expires March 26, 2018

THIS INSTRUMENT PREPARED BY:
Kelly McCoy
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