BILL GARRETT, Davidson County
Trans:T20090080497 DEEDWARR
Recvd: 11/30/09 10:45 3 pgs
Fees:18.00 Taxes:281.20
20091130-0108999

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-1470
634802

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 2nd day of November, 2009, by Federal Home Loan Mortgage Corporation, Grantor, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS").

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Nancy Jane Blackman, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 14 on the plan of Broadmoor, Section K-2 as of record in Book 547, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed filed February 11, 2009 as Instrument No. 20090211-0012154 and March 6, 2009 as Instrument No. 20090306-0020108 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 4612 Grinstead Place, Nashville, TN 37216.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor.

Federal Home Loan Mortgage Corporation, by its duly authorized attorney-in-fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS")

POA recorded as Instrument No. 20050907-0107449

BY: _____

ITS: Jamey Davis VP

Acknowledgment

State of Texas

County of Collin ss.

On this day before me, a Notary Public, personally appeared Jamey Davis, to me personally well-known, who acknowledged that he/she is the VP of National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), a corporation, as attorney-in-fact for Federal Home Loan Mortgage Corporation, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this 2 day of November, 2009.

_____
Notary Public

My commission expires:

2/8/12

(Seal)

ISSA WILSON
Notary Public, State of Texas
My Commission Expires
February 08, 2012

State of Tennessee
)ss.
County of Davidson

I, or we, 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, $76,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 10th **day of** December 2024.

Notary Public

JACQUELYN M. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
(Seal)

My commission expires: 6/18/2028

Property owner and party responsible for payment of taxes:
Nancy Jane Blackman
4612 Grinstead Place
Nashville, TN, 37216

Map No. 061 03 0 061.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211