SPECIAL WARRANTY DEED

STATE OF TEXAS
COUNTY OF COLLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant Maria E. Castillo

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: Lizeth Garcia
(AFFIX SEAL)

LIZETH GARCIA
My Commission Expires
July 15, 2012

Return to:

NA Title Corporation
3231 Sunset Boulevard
Suite B
West Columbia, SC 29169

tm10-10139

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig McCann and Rosa McCann	Craig & Rosa McCann	
(NAME) 1504 Harwood Drive	(NAME) 540 Beverly Dr	07216013200
(ADDRESS) Nashville, TN 37206	(ADDRESS) Oxnard, CA 93030	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **FEDERAL HOME LOAN MORTGAGE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Craig McCann and Rosa McCann,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 10, AS SHOWN ON THE MAP ENTITLED PART TWO, PORTER HEIGHTS, OF RECORD IN PLAT BOOK 1424, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Grantor by Successor Trustee's Deed of record as Instrument #20100429-0032545, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all restrictive covenants, zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604; (c) Restrictive Covenants and all matters appearing on the plan of record in Plat Book 1424, Page 79, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1504 Harwood Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100054297 DEEDWARRSP
Recvd: 08/31/10 11:38 2 pgs
Fees:13.00 Taxes:536.50

20100831-0069068

Witness my hand this 20th day of August, 2010.

FEDERAL HOME LOAN MORTGAGE CORPORATION

BY: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP

BY: Bobbi Laughlin

IT'S: Bobbi Laughlin, Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Bobbi Laughlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, the within named bargainor, and that he or she as such Assistant Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of FEDERAL HOME LOAN MORTGAGE CORPORATION, as the Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, and declared that he or she as such Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, executed this instrument as the free act and deed of FEDERAL HOME LOAN MORTGAGE CORPORATION.

WITNESS my hand and official seal this 20 day of August, 2010.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
LIZETH GARCIA
My Commission Expires
July 15, 2012