Davidson County DEEDWARRSP
Recvd: 12/19/11 10:31 4 pgs
Fees:23.00 Taxes:210.90
20111219-0098597

*WHEN RECORDED, RETURN TO:*
*FIRST AMERICAN MORTGAGE SERVICES*
*1100 SUPERIOR AVENUE, SUITE 200*
*CLEVELAND, OHIO 44114*

**Map & Parcel:**
053090029

**Prepared:**
**Nancy Webber, Esquire**
235 West Brandon Blvd., #191
Brandon, Florida 33511
**(866) 755-6300**
**PREPARER NOT RESPONSIBLE FOR CLOSING**

# SPECIAL WARRANTY DEED

**Tax Exempt pursuant to Title 12 USC Section 1452(e) being executed by Federal Home Loan Mortgage Corporation, an entity of the Federal Government**

68540284

**Property Owner:**
Michael Sales
Theresa Sales
1010 Stafford Ct
Hendersonville, TN 37075

**Send Tax Bills To:**
Property Owner

**Person or Entity Responsible For Payment of Taxes:**
Same as Property Owner

THIS INDENTURE, made this 11 day of Nov, 20 11, between FEDERAL HOME LOAN MORTGAGE CORPORATION, with a business address of 5000 Plano Parkway, Carrollton, TX 75010 ("**GRANTOR**"), and MICHAEL SALES and THERESA SALES, husband and wife, residing at 1010 Stafford Ct., Hendersonville, TN 37075. ("**GRANTEES**").

**WITNESSETH**

That Grantor, for and in consideration of the sum of ~~One Dollar ($1.00)~~ $57,000.00 in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantees the following described premises of real property, to wit:

**LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 101 ON THE PLAT OF SEQUOIA VALLEY, SECTION 3, OF RECORD IN PLAN BOOK 4460, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY.**

**SAID LOT NO. 101 FRONTS 95 FEET ON THE EAST MARGIN OF CHEYENNE BOULEVARD AND EXTENDS BACK 240.1 FEET ON THE NORTH LINE AND 175 FEET ON THE SOUTH LINE, TO A LINE ON THE REAR, WHICH IS A BROKEN LINE, ON WHICH IT MEASURES 119.1 FEET. [THIS FINAL CALL WAS INADVERTENTLY OMITTED FROM PRIOR DEED OF RECORD.]**

**SUBJECT TO ALL MATTERS OF RECORD.**

SALES
44359340
TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

**BEING THE SAME PROPERTY AS CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION, BY DEED RECORDED OCTOBER 5, 2011 AS INSTRUMENT NUMBER 20111006-0077740 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**Property Address: 1317 Cheyenne Boulevard, Madison, Tennessee 37115**

***The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.***

**No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.**

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantees.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

*Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.*

The undersigned persons executing this Deed on behalf of said Grantor corporation/government entity represent and certify that they are duly elected officer or other corporate official of said entity and have been fully empowered by proper resolution to execute and deliver this deed; that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

***Recording state does not require witnesses.***

**FEDERAL HOME LOAN MORTGAGE CORPORATION**

By: _____

Title: Charlotte Elliott VP

*Authorized Signer of National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent.*

**STATE OF** Texas
Dallas **COUNTY**

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 11 day of November, 2011, the undersigned authority, personally appeared Charlotte Elliott, who is the VP of who is the Authorized Signer of National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent for FEDERAL HOME LOAN MORTGAGE CORPORATION, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

CYNTHIA PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 2015

Cynthia Partida Valtierra
NOTARY PUBLIC My Commission Expires
Cynthia Partida Valtierra

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 57,000.

Eleanor Clopton
Affiant Eleanor Clopton

Subscribed and sworn to before me this 8 day of December, 2011.

JENNIFER PULEO, Notary Public
State of Ohio, Cuyahoga County
Expiration 6/28/2012

Jennifer Puleo 6/28/2012
NOTARY PUBLIC My Commission Expires:
Jennifer Puleo

**The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) nor was any legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**

# True Copy Certification

I, Lakeisha Arnold, 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 LaKisha Arnold

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Lakeisha Arnold 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: Dec. 16, 2016

Notary Seal




