Davidson County DEEDWARRSP
Recvd: 01/30/12 09:07 4 pgs
Fees:23.00 Taxes:200.17
20120130-0008085

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

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

Map & Parcel:
162 03 0 417.00

6944620D

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

Property Owner:
Abelardo B. Calderon
265 Bart Drive
Antioch, TN 37013

Send Tax Bills To:
Property Owner
Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 6 day of January, 2012, between FEDERAL HOME LOAN MORTGAGE CORPORATION, with a business address of 5000 Plano Parkway, Carrollton, TX 75010 ("**GRANTOR**"), and ABELARDO B. CALDERON, a single/married/unmarried person, residing at 265 Bart Drive, Antioch, TN 37013, ("**GRANTEE**").

WITNESSETH

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 2, COLEWOOD HILLS, SECTION TWO, AS OF RECORD IN BOOK 5210, PAGE 276, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 2 FRONTS 80.55 FEET ALONG THE SOUTHERLY SIDE OF BART DRIVE AND EXTENDS BACK 127.87 FEET ON THE EASTERLY LOT LINE, AND 124.88 FEET ON THE WESTERLY LOT LINE, TO A BROKEN REAR LINE MEASURING 80.91 FEET THEREON.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION, BY DEED RECORDED 12/05/2011 IN INSTRUMENT NO. 20111205-0094764, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 265 Bart Drive, Antioch, TN 37013

CALDERON
44546317 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

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 Grantee. Grantor covenants with the said Grantee 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 Grantee.

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 Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies 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.

Signature page follows

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: Jamey Davis V.P.

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 6 day of January, 2012, the undersigned authority, personally appeared Jamey Davis, who is the V.P. 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.

MARLON BROWN
Notary Public, State of Texas
My Commission Expires
September 16, 2014

_____
NOTARY PUBLIC My Commission Expires

Marlon Brown

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $54,100.00.

_____
Affiant

Subscribed and sworn to before me this 18 day of January, 2012.

SUZANNE BRACEWELL
MY COMMISSION # EE 156769
EXPIRES: January 7, 2016
Bonded Thru Budget Notary Services

_____
NOTARY PUBLIC My Commission Expires:

Suzanne Bracewell

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, Alison Smith, 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 Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Alison Smith 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

