BILL GARRETT, Davidson County
Trans:T20120013243 DEEDWARRSP
Recvd: 02/23/12 09:35 2 pgs
Fees:13.00 Taxes:222.00
20120223-0015703

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-4072
Asset # 6756872

STATE OF Tennessee
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, is $60,000.00, 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 21st day of February, 2012.

Notary Public
My Commission Expires: 9-8-13
(Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Hamid Zahrir	NEW OWNER @ owner's address	142-05-0C-070.00
3193 Ella Lane Brentwood, TN 37027		

SPECIAL WARRANTY DEED
(Corporation)

Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20050907-0107449, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Hamid Zahrir, named Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, Tennessee, being Unit G 404, together with carport designated Number G 404 on the Plan of amended plat buildings A, K, N, R, U, W, Z, Y and Z Phase One Section Four River Plantation Condominium apartments of record in Plat Book 4860, Pages 17 thru 19 amended in Plat Book 4860, Pages 107 thru 109, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation Section Four A Horizontal property Regime established by Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, said Register's Office.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed filed August 1, 2011 as Instrument No. 20110801-0059002 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 948 Todd Preis Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple 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(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 2 day of February 2012.

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")

BY: _____

ITS: Jamey Davis VP

Certificate of Acknowledgment

State of Texas

)ss.

County of Dallas

Personally appeared before me, the undersigned Notary Public, Jamey Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the VP of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 2 day of February 2012.

_____
Notary Public

My commission expires:

9/16/14
(Seal)

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