This Instrument Prepared By:
Aaron Curry
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

When recorded, please return to
Realty Title and Escrow Co., Inc.
599 Sam Ridley Pkwy W #103
Smyrna, TN. 37167

New Owner(S) Address & Mail Tax Statements To:
Teresa Lathrom
5105 Singing Hills Dr
Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20120016792 DEEDWARRSP
Recvd: 03/07/12 10:16 3 pgs
Fees:18.00 Taxes:458.80
20120307-0019964

Property Tax ID#: 176 01 0A 077.00
Commitment #: 2882471
Seller Loan #: 930901

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 28 day of Feb, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, and TERESA LATHROM,a(n) unmarried woman, whose address is 5105 Singing Hills Dr, Antioch, TN 37013, Grantee

Witnesseth:

That for and in consideration of the sum of $124,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Prior Instrument Reference : Instrument #20111205-0094572 on 12/05/2011
POA Recording Information: Reception# 20061207-0151393 on 12/07/2006
Property Address: 5105 Singing Hills Dr, Antioch, TN 37013

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

Witness

CHARLES E. HOGUE, JR.
Printed Name

Witness

Nathan Elliott
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION
By: Chicago Title Insurance Company, Its: Attorney In-Fact
By: Melissa Harvey
Its: AVP Melissa Harvey

STATE OF PA }
COUNTY OF Beaver }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, by Melissa Harvey, its _____ of CHICAGO TITLE INSURANCE COMPANY, as The Attorney In-Fact, For: FEDERAL HOME LOAN MORTGAGE CORPORATION, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 28 day of February, 2012.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public
My Commission Expires 4/7/2015

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $124,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 28 day of February, 2012.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public
My Commission Expires: 4/7/2015

Name and Address of Property Owner:
Drea Patterson
5105 Singing Hills Dr.
Antioch, TN 37013

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Same as owner

Exhibit "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 77, ON THE PLAN OF THE ESTATES OF HICKORY WOODS, OF RECORD IN INSTRUMENT NO. 20010412-0036163, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED FROM RUBIN LUBLIN SUAREZ SERRANO TN LLC, AS SUBSTITUTE TRUSTEE TO FEDERAL HOME LOAN MORTGAGE CORPORATION , AS DESCRIBED IN DOC #2011105-0094572 , DATED 11/28/2011, RECORDED 12/05/2011 IN DAVIDSON COUNTY RECORDS.

Tax/Parcel ID: 176 01 0A 077.00