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| Davidson County | DEEDWARRSP |
| Recvd: 03/22/12 08:23 | 4 pgs |
| Fees:23.00 Taxes:184.63 | |
| 20120322-0024193 | |

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

**New Owner(S) Address & Mail Tax Statements To:**
Linh Nguyen & Tuyet Nguyen
6324 Thunderbird Drive
Nashville, TN 37209

Tax ID: 090160328
Order #: 6823182d
Ref #: 766451694

# SPECIAL WARRANTY DEED 448062276

This instrument, made and entered into on this the 6 day of March, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, and LINH NGUYEN, a(n) married person, and TUYET NGUYEN, a(n) married person,* whose address is 6324 Thunderbird Drive, Nashville, TN 37209, Grantees

*as joint tenants with rights of survivorship

Witnesseth:

That for and in consideration of the sum of $ 49,900.00 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 Grantees, Grantees' successors and assigns, the following described real estate:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Property Address: 6324 Thunderbird Drive, Nashville, TN 37209

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 Grantees, Grantees' successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantees, Grantees' 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

Nicole Dalrymple-Hall

Printed Name

Witness

Tommy Hargraves

Printed Name

**FEDERAL HOME LOAN MORTGAGE CORPORATION**

By: _____

Print Name & Title Amanda Roberts VP of National Default Title Services, a Division of First American Title Insurance Company, Attorney in Fact and/or agent for FEDERAL HOME LOAN MORTGAGE CORPORATION

STATE OF Texas }

COUNTY OF Dallas }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within by Amanda Roberts, VP of National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal HOME LOAN MORTGAGE CORPORATION, a federally chartered corporation, on behalf of the corporation., the Grantor, with whom I am personally acquainted (or who have both proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 6 day of March, 2012.

Notary Public
My Commission Expires

CYNTHIA PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 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 $ 49,900, 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 15th day of March, 2012.

Notary Public
My Commission Expires: 12/18/2012

Notary Public - State of Florida
My Comm. Expires Dec 18, 2012
Commission # DD 846724

Name and Address of Property Owner:
Linh Nguyen and Tuyet Nguyen
607 Galaxie Dr.
Nashville, TN 37209

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Linh Nguyen and Tuyet Nguyen
607 Galaxie Dr.
Nashville, TN. 37209

# Exhibit "A"

BEING LOT NO. 1353 ON THE REVISED PLAN OF CHARLOTTE PARK SECTION 24, OF RECORDED IN PLAT BOOK 4300, PAGE 171, OF THE REGISTER'S OFFICE OF DAVIDSON, COUNTY TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR THE MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION, BY DEED RECORDED 9/14/11 IN INSTRUMENT NO. 20110914-0071332 OF OFFICIAL RECORDS.

Commonly known as: 6324 Thunderbird Drive, Nashville, TN 37209

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

NGUYEN
44806276 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

# 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

