Davidson County DEEDWARRSP
Recvd: 04/12/12 13:56 4 pgs
Fees:23.00 Taxes:271.95
20120412-0031404

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

Map & Parcel:
137000005

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

6777083d
4475083d

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:
George Gonzalez
Maria Gonzalez
1603 Baker Grove Rd
Hermitage, TN 37076

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

THIS INDENTURE, made this 19 day of January, 2012, between FEDERAL HOME LOAN MORTGAGE CORPORATION, with a business address of 5000 Plano Parkway, Carrollton, TX 75010 ("**GRANTOR**"), and GEORGE GONZALEZ and MARIA GONZALEZ, husband and wife, residing at 1603 Baker Grove Rd. Hermitage, TN 37076 ("**GRANTEES**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) 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:

THAT CERTAIN PARCEL OF REAL ESTATE SITUATED IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS, TO WIT: BEING LAND LOCATED ON BAKERS GROVE ROAD IN THE OLD SIXTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, DESCRIBED AS FOLLOWS: BOUND ON THE EAST BY PETER CASTLEMAN; ON THE NORTH BY GEORGE CASTLEMAN, ON THE WEST AND SOUTH BY THE BALANCE OF THE J.G. PUGH TRACT AND BOUNDED BY THE FOLLOWING LINES: BEGINNING AT THE NE CORNER OF SAID TRACT; THENCE SOUTH WITH THE ROAD 13-1/2 DEGREES W, 38 POLES AND 11 LINKS TO A CORNER IN THE ROAD; THENCE S 88-1/2 DEGREES W, 24 POLES, 4 LINKS TO A CORNER; THENCE N 3-1/2 DEGREES E, 38 POLES 11 LINKS TO A QUADRUPLE WALNUT; THENCE S 88-1/2 DEGREES E; 35 POLES TO THE BEGINNING, AND CONTAINING 7.5 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED THERE FROM IS THE FOLLOWING: A TRACT OF LAND DESIGNATED AS TRACT NO. 911 IN THE J. PERRY PRIEST DAM AND RESERVOIR PROJECT, SITUATED IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON OLD HICKORY BOULEVARD (ALSO KNOWN AS BAKERS GROVE ROAD), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF BAKERS GROVE ROAD AT A CORNER COMMON TO LANDS NOW OR FORMERLY OWNED BY MILTON CURTIS MCCLENDON AND THE LANDS OF THE SUBJECT OWNER;

THENCE, FROM THE POINT OF BEGINNING, ALONG SAID MCCLENDON'S LINE AS FOLLOWS; N 78 DEGREES 24 MINUTES W, 398.64 FEET, AND N 03 DEGREES 39 MINUTES E, 333.49 FEET, MORE OR LESS, TO A CONCRETE MONUMENT; THENCE, LEAVING SAID MCCLENDON'S LINE AND SEVERING THE LANDS OF THE SUBJECT OWNER, S 89 DEGREES 43 MINUTES E, 514.03 FEET, MORE OR LESS, TO A NAIL IN A SURVEY CAP SET IN THE CENTER OF SAID BAKERS GROVE ROAD; THENCE, ALONG THE CENTER OF SAID BAKERS GROVE ROAD AS IT MEANDERS IN A GENERAL SOUTHWESTERLY DIRECTION A DISTANCE OF 410 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 3.70 ACRES, MORE OR LESS.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 13700000500; SOURCE OF TITLE IS BOOK 10197, PAGE 516 (RECORDED 9/20/96)

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION, BY DEED RECORDED 08/15/2011 IN INSTRUMENT NO. 20110815-0062775, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 1603 Bakers Grove Road, Hermitage, TN 37076

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/Grantees 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 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.

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 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 19 day of January, 2012, the undersigned authority, personally appeared Jamey Davis, 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

_____
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 $ 73,500.

_____
Affiant

Subscribed and sworn to before me this 2nd day of March, 2012.

JULIA R. LEWIS
MY COMMISSION EXPIRES
November 16, 2013
#DD 940648
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC STATE OF FLORIDA

_____
NOTARY PUBLIC My Commission Expires:

The preparer did not conduct a title search/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.**

(3)

True Copy Certification

I, Rob Joffre, 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, Rob Joffre 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



