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

Davidson County DEEDWARRSP
Recvd: 04/16/12 10:45 4 pgs
Fees:23.00 Taxes:390.68
20120416-0032222

New Owner(S) Address & Mail Tax Statements To:
Richard D. Bridges
835 Neelys Chase
Madison, TN 37115
Tax ID: 052010C00100CO
Order #:6842447d
Ref #: 758491831

4476376?

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 18 day of January, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, and RICHARD D. BRIDGES, a(n) single man, whose address is 835 Neelys Chase, Madison, TN 37115, Grantee

Witnesseth:

That for and in consideration of the sum of $ 105,590.00 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, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 835 Neelys Chase Dr., Madison, TN 37115

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

Printed Name

Witness

Tommy Hargraves
Printed Name

STATE OF Texas }
COUNTY OF Dallas }

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

Print Name & Title Jamey Davis

of National Default Title Services, a Division of First American Title Insurance Company, Attorney in Fact and/or agent for Federal National Mortgage Association

Authorized Signor of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within by Jamey Davis of National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association, 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 18 day of January, 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 $ 105,590.00, 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 2nd day of March, 2012.

Notary Public
My Commission Expires:

Name and Address of Property Owner:
Richard D. Bridget
835 Neely Chase
Madison, TN 37115

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Richard D. Bridget
835 Neely Chase
Madison, TN 37115

ROBYN C. TURNER
Notary Public - State of Florida
My Comm. Expires Aug 22, 2014
Commission # EE 19566

SCHEDULE A

File No.: **6842447d**

BEING LOT NO. 1, ON THE REVISED PLAN OF NEELY'S CHASE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 7900, PAGE 196, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all of that certain property conveyed to FEDERAL HOME LOAN MORTGAGE CORPORATION from ANGELA BOYD, by deed dated SEPTEMBER 1, 1011 and recorded SEPTEMBER 22, 2011 IN INSTRUMENT NO. 20110922-0073307 of official records.

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

BRIDGES
44763767
TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

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



