Davidson County DEEDWARRSP
Recvd: 04/18/12 15:10 4 pgs
Fees:23.00 Taxes:432.90
20120418-0033279

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:
Angela L Agee
5017 Bonnameade Dr.
Hermitage, TN 37076
Tax ID: 074-16-0-020.00
Order #: 6937532d
Ref #: 769044569

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 21 day of March, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and ANGELA L AGEE, a(n)_____ person, whose address is 5017 BONNAMEADE DR. HERMITAGE TN - 37076, Grantee.

Witnesseth:

That for and in consideration of the sum of $117,000 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: 5017 Bonnameade Dr, Hermitage, TN 37076

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

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title Charlotte Elliott 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 Charlotte Elliott, 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 21 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 $ 117,000, 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 10th day of April, 2012.

Notary Public
My Commission Expires:

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

Name and Address of Property Owner:
Angela Cook
5047 Bonnemede Dr.
Hermitage, TN 37076

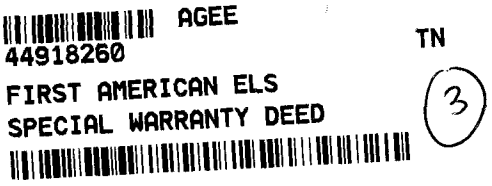
Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 464, HERMITAGE HILLS, SECTION 5, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGES 1 THRU 2, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM SHAPIRO & KIRSCH, LLP, BY DEED DATED 11/30/2011 AND RECORDED 12/13/2011 INSTRUMENT NO. 20111213-0097055 OF OFFICIAL RECORDS.

Commonly known as: 5017 Bonnameade Dr, Hermitage, TN 37076



True Copy Certification

I, Derrick Bray, 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 Derrick L Bray

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany Washington, notary public for this county and state, Derrick Bray 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

