Davidson County DEEDWARRSP
Recvd: 04/18/12 16:00 4 pgs
Fees:23.00 Taxes:1132.20
20120418-0033311

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:
Joshua Fykes & Tiffany Fykes
508 Broadwell Dr.
Nashville, TN 37220

Tax ID: APN: 16008001200 (TRACT I & II) AND 16008001100 (TRACT III)
Order #: 6838843d
Ref #: 764969298

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 28 day of February, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, and JOSHUA FYKES a (n) married man, and TIFFANY FYKES, a(n) married woman, whose address is 508 Broadwell Dr. Nashville TN 37220, Grantees

Witnesseth:

That for and in consideration of the sum of $306000.00 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: 508 Broadwell Drive, Nashville, TN 37220

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.

Nicole Dalrymple-Hall
Witness

Printed Name

Witness

Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title Sandra Taylor

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 Sandra Taylor, _____ 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 28 day of February, 2012.

Notary Public Cynthia Partida Valtierra
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 $ 306,000.00, 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 16 day of April, 2012.

SUZANNE BRACEWELL
MY COMMISSION # EE 156769
EXPIRES: January 7, 2016
Bonded Thru Budget Notary Services

Notary Public Suzanne Bracewell
My Commission Expires:

Name and Address of Property Owner:
Joshua Fykes
Tiffany Fykes

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Joshua Fykes & Tiffany Fykes
508 Broadwell Dr.
Nashville TN 37220

Exhibit "A"

TRACT I:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 18, ON THE PLAN OF BROADWELL ACRES, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 2663, PAGE 118, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILS OF SAID LOT.

TRACT II:
BEING A TRIANGULAR STRIP OF LAND LYING AT THE SOUTHWEST CORNER OF LOT NO. 18 AND SHOWN ON THE PLAN OF BROADWELL ACRES, AS OF RECORD IN BOOK 2663, PAGE 118, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWESTERLY MARGIN OF BROADWELL DRIVE, AT THE CORNER OF SAID RESERVED STRIP AND OF LOT NO. 18; THENCE, ALONG THE LINE OF LOT NO. 18, NORTHWESTERLY 120 FEET TO THE LINE OF THE HORTON PROPERTY; THENCE, ALONG THE LINE OF SAID PROPERTY, SOUTHERLY 192 FEET TO THE NORTHWESTERLY MARGIN OF BROADWELL DRIVE; THENCE, WITH THE MARGIN OF THE SAME, NORTHEASTERLY AROUND A CURVE, 129.2 FEET TO THE POINT OF BEGINNING.

TRACT III:
A TRACT BEING MARKED "RESERVED" LYING IMMEDIATELY SOUTH LOTS NOS. 25 AND 26, AND WEST OF LOTS 18 AND 24, AND BEING, SHOWN ON THE PLAN OF BROADWELL ACRES, AS OF RECORD IN BOOK 2663, PAGE 188, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

SAID RESERVED TRACT FRONTS 240 FEET ON ITS NORTH LINE ADJOINING THE SOUTH REAR LINE OF LOTS NO. 25 AND 26, AND RUNS BACK BETWEEN LINES, 165 FEET ON ITS WEST LINE AND 164.7 FEET ON IT'S EAST LINE ALONG THE WEST LINES OF LOTS NO. 18 AND 24, TO A DEAD LINE IN THE REA ON WHICH IT MEASURES 241 FEET.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM J.P. SELLERS, SO TRUSTEE, BY DEED DATED SEPTEMBER 15, 2011 AND RECORDED SEPTEMBER 22, 2011 IN INSTRUMENT NO. 20110822-0073317 OF OFFICIAL RECORDS.

APN: 16008001200 (TRACT I & II) AND 16008001100 (TRACT III)

FYKES
44939347
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

TN

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

True Copy Certification

I, Lakeisha Arnold, 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 LaKisha Arnold

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Lakeisha Arnold 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



