The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

Davidson County DEEDWARRSP
Recvd: 04/26/12 08:28 4 pgs
Fees:23.00 Taxes:133.94
20120426-0035602

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:
George Ward
1165 Fred Gibbs Rd
White Bluff, TN 37187

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

Tax ID: 091050021
Order #: 6883663d
Ref #: 769565369

4498390

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 23 day of March, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and GEORGE WARD, a(n) Married man, whose address is 1165 Fred Gibbs Rd, White Bluff, TN 37187, Grantee.

Witnesseth:

That for and in consideration of the sum of $ 36,200 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: 6200 Laredo Avenue, 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 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

Tommy Hargraves
Printed Name

Witness

Marla Brown
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title Sandra Taylor 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 Sandra Taylor, 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 23 day of March, 2012.

Notary Public
My Commission Expires
Cynthia Partida Valtierra

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 $ 36,200.00, 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 27 day of March, 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:
George Ward
1165 Fred Gibbs Rd
White Bluff, TN 37187

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 22, SECTION 1, MOSS-WOOD SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGE 102, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STERLING VENTURES, LLC BY CASH DEED FROM ALPHONSO JACKSON, SECRETARY FOR SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., RECORDED ON THE 21ST DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061121-0144689, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM NATIONWIDE TRUSTEE SERVICES, INC BY DEED DATED 08/13/2007 AND RECORDED 10/26/2011 IN INSTRUMENT #20111026-0083189 OF OFFICICAL RECORDS

WARD
44918390 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



