Davidson County DEEDWARRSP
Recvd: 05/01/12 12:48 5 pgs
Fees:28.00 Taxes:301.55
20120501-0037173

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

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:
Charles Pearson & Kathy Pearson
1505 Chadwell Dr
Madison, TN 37115

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

Property Tax ID#: 051020027
Ref. #: 6867757d
Order #: 771091844
44948614

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 11 day of April, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and CHARLES PEARSON, a(n) married man, and KATHY PEARSON, a(n) married woman, whose address is 1505 Chadwell Dr. Madison, TN 37115 Grantees.

Witnesseth:

That for and in consideration of the sum of $81,500.00 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 successor and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 1505 Chadwell Drive, 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 Grantees, Grantees successor and assigns, in fee simple forever.

And the said Grantor covenants with the Grantees, Grantees successor 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

Tracy Friley
Printed Name

Witness

Nicole Dalrymple-Hall
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title Charlotte Elliott V.P.
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, V.P. 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 11 day of April, 2012.

MARLON BROWN
Notary Public, State of Texas
My Commission Expires
September 16, 2014

Notary Public
My Commission Expires 9-16-14

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 $ 81,500.00, 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 17 day of April, 2012.

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

Notary Public
My Commission Expires:

Name and Address of Property Owner:

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

STATE OF FL
COUNTY OF Pinellas

The actual consideration or true value, whichever is greater for this transfer is $ 81,500.00

Affiant

Subscribed and sworn to before me, this the 17 Day of April 20 12

Notary

NOTARY PUBLIC STATE OF FLORIDA

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

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF CHADWELL DRIVE MARKING THE NORTHWEST CORNER OF PARCEL 64 AND THE NORTHEAST CORNER OF THIS DESCRIBED TRACT; THENCE WITH THE COMMON LINE OF SAID PARCEL, SOUTHWARDLY APPROXIMATELY 316 FEET, MORE OR LESS TO A POINT; THENCE, WITH THE SOUTHERLY LINE OF THIS DESCRIBED TRACT, NORTH 66 DEGREES 55 MINUTES WEST 171.08 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF PARCEL 28.1 AND THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT; THENCE, WITH THE COMMON LINE OF SAID PARCEL AND ALSO OF PARCEL 63, NORTHWARDLY 275.73 FEET TO A POINT IN THE SOUTHERLY LINE OF PARCEL 26; THENCE, WITH SAID LINE, SOUTH 87 DEGREES 30 MINUTES EAST 7.1 FEET TO A POINT IN THE SOUTHERLY MARGIN OF CHADWELL DRIVE; THENCE, WITH SAID MARGIN ALONG A CURVE TO THE LEFT A DISTANCE OF 82.9 FEET TO THE POINT OF BEGINNING.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM MCC, TN LLC, AS SUBSTITUTE TRUSTEE, BY DEED DATED 09/29/2011 AND RECORDED 10/03/2011 INSTRUMENT NUMBER 20111003-0076208 OF OFFICIAL RECORDS.

PEARSON
44948614 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

(4)

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



