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:
Penny Grimes
415 Church St.
Nashville, TN 37219

Davidson County DEEDWARRSP
Recvd: 05/18/12 14:26 4 pgs
Fees:23.00 Taxes:573.50
20120518-0043365

Tax ID:
Order #: 692934d
Ref #: 770491906

45031503

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 29 day of March, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and PENNY GRIMES, a(n) single woman, whose address is 9958 Lodestone Dr, Brentwood, TN 37027

Witnesseth:

That for and in consideration of the sum of $155,000.00 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 successor and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 415 Church St. Nashville, TN 37219

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 successor and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee 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.

GRIMES
45031503 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

Witness

Printed Name

Witness

Printed Name

STATE OF Texas }
COUNTY OF Dallas }

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

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 29 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 $ 155,000, 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 30 day of March, 2012.

Notary Public Suzanne Bracewell
My Commission Expires:

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

Name and Address of Property Owner:
Penny Grimes
9958 Lodestone Dr
Brentwood TN
37027.

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Penny Grimes
9958 Lodestone Dr
Brentwood TN 37027

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1711, VIRIDIAN, A CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20061004-0122833 AND ADDENDUM RECORDED IN INSTRUMENT 20061004-0122834, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM COURTNEY MILLER, CO-TRUSTEE, BY DEED DATED DECEMBER 01, 2011 AND RECORDED DECEMBER 12, 2011, AS INSTRUMENT NO. 20111212-0096449 OF OFFICIAL RECORDS

A.P.No: 093-06-1-J-118.00C0

COMMONLY KNOWN AS: 415 CHURCH ST, NASHVILLE, TN 37219

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



