**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:**
Anne Anh Lu and Cao Thanh Phung
1513 Heritage View Blvd
Madison, TN 37115

Tax ID: 042120095.00
Order #: 6988932d
Ref #: 770118104

BILL GARRETT, Davidson County
Trans:T20120038871 DEEDWARRSP
Recvd: 05/29/12 09:11 3 pgs
Fees:18.00 Taxes:203.87
20120529-0045852

# SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 26 day of March, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and ANNE ANH LU, a(n) married person, and CAO THANH PHUNG, a(n) married person, whose address is1513 Heritage View Blvd , Madison, TN 37115, Grantee.

Witnesseth:

That for and in consideration of the sum of $ 10.00 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, Grantees' successors and assigns, the following described real estate:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Property Address: 1513 Heritage View Blvd , 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' 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.

Witness

Printed Name

Witness

Tommy Hargraves
Printed Name

STATE OF Texas }

COUNTY OF Dallas }

**FEDERAL HOME LOAN MORTGAGE CORPORATION**

By: _____

Print Name & Title Charlotte Elliott

By: National Default REO Services, A Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as attorney-in-fact for FEDERAL HOME LOAN MORTGAGE CORPORATION

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within by Charlotte Elliott, _____ By: National Default REO Services, A Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as attorney in fact and/or agent for Federal Home Loan Mortgage 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 26 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 $ 55100.00, 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 24 day of April, 2012.

Notary Public
My Commission Expires:

KAREN C ASPLUND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Name and Address of Property Owner:

Angela
1313 Heritage View Blvd
Madison TN
37115

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

SAME

**EXHIBIT "A"**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 63, ON THE PLAN OF HERITAGE VIEW SUBDIVISION, SECTION ONE, OF RECORD IN BOOK 6900, PAGE 772, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM WILSON & ASSOCIATES, PLLC AND SHELLIE WALLACE, PARTNER, BY DEED DATED DECEMBER 27, 2011 AND RECORDED DECEMBER 30, 2011 AS INSTRUMENT NO.
20111230-0101984 OF OFFICIAL RECORDS.

Commonly known as: 1513 HERITAGE VIEW BLVD, MADISON, TN 37115