This Instrument Prepared By:
Debbie Lang
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDWARRSP
Recvd: 06/18/12 13:36 4 pgs
Fees:23.00 Taxes:193.16
20120618-0053233

New Owner(S) Address & Mail Tax Statements To:
Raymond L Dodson
5510 Country Dr
Nashville, TN 38211

Property Tax ID#: 162090A01900CO
Commitment #:2884153
Seller Loan #:930903

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 6 day of June, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, and RAYMOND L DODSON , a(n) Single man, whose address is 5510 Country Dr, Nashville, TN 37211, Grantee.

Witnesseth:

That for and in consideration of the sum of $52,205.00 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"

Prior Instrument Reference: 20111110-0088163 on 11/10/2011
POA Recording Information: Inst# 20061207-0151393 on 12/07/2006
Property Address: 5510 Country Dr, Nashville, TN 37211

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 said grantors.

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

Nathan Elliott
Witness

Nathan Elliott
Printed Name

Witness

CHARLES E. HOGUE, JR.
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION
By: Chicago Title Insurance Company, Its: Attorney In-Fact
By: _____
Its: AUP Cherri Springer

STATE OF Pennsylvania }
COUNTY OF Beaver }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, by Cherri Springer, its AUP of CHICAGO TITLE INSURANCE COMPANY, as The Attorney In-Fact, For: FEDERAL HOME LOAN MORTGAGE CORPORATION, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 6 day of June, 2012.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Christina Michelle McCartney
Notary Public
My Commission Expires 4/7/2015

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 $52,205.00, 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.

Nathan Elliott
Affiant

Subscribed and sworn to before me this the 6 day of June, 2012.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Christina Michelle McCartney
Notary Public
My Commission Expires: 4/7/2015

Name and Address of Property Owner:

_____
_____
_____

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

_____
_____
_____

Exhibit "A"

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TOWNHOUSE NO. 19, BUILDING 3 ON THE PLAN OF PHASE 2, HICKORY VALLEY CONDOMINIUMS, OF RECORD IN BOOK 4460, PAGE 133, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED FROM SHELLIE WALLACE AS SUCCESSOR TRUSTEE AND COURTNEY MILLER AS CO-TRUSTEE TO FEDERAL HOME LOAN MORTGAGE CORPORATION, AS DESCRIBED IN DOC #20111110-0088163, DATED 11/03/2011, RECORDED 11/10/2011 IN DAVIDSON COUNTY RECORDS.

Tax/Parcel ID: 162090A01900CO

True Copy Certification

I, Terri Baker, 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 PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Terri Baker 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: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries