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

Davidson County DEEDWARR
Recvd: 06/18/12 14:11 4 pgs
Fees:23.00 Taxes:449.55
20120618-0053268

New Owner(S) Address & Mail Tax Statements To:
Christopher Jircitano & Ann Bruce Jircitano
3415 W. End Ave. #310
Nashville, TN 37203

Tax ID: 104-06-O-A-022.00
Order #: 6979724d
Ref #: 780085671

45222173

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 21 day of May, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Pkwy, Carrollton, TX 75010, Grantor, and CHRISTOPHER JIRCITANO, a(n) married person and ANN BRUCE JIRCITANO, a(an) married person, whose address is 3415 W. End Ave. #310, Nashville, TN 37203 Grantees.

Witnesseth:

That for and in consideration of the sum of $ 121,500.00 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' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 3415 W. End Ave. #310, Nashville, TN 37203

Being all of that certain property conveyed to GRANTOR, by deed recorded 11/18/2011 as Instrument 20111180090 575 of Official Records.

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

Tracy Riley
Printed Name

Witness

Justin Jung
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title N.P. Charlotte Elliott
Authorized Signer of 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

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, who is the Authorized Signer of 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, 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 21 day of May, 2012.

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

Notary Public Marlon Brown
My Commission Expires 9-16-14

For 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 $ 121,500.00, 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 23rd day of May, 2012.

Notary Public Robyn C. Turner
My Commission Expires:

ROBYN C. TURNER
Notary Public - State of Florida
My Comm. Expires Aug 22, 2014
Commission # EE 19566

Name and Address of Property Owner:
Christopher & Ann Jircitano
1104 Windmere Ln
Greenbriar TN 37073

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

EXHIBIT "A"

UNIT NUMBER 310 ON THE PLAN OF CONTINENTAL CONDOMINIUM OF RECORD IN MAP BOOK 5200, PAGES 399 THRU 401, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF CONTINENTAL CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5862, PAGE 589, AMENDED IN BOOK 6135, PAGE 788, BOOK 6435, PAGE 549, AND BOOK 7475, PAGE 137, SAID REGISTER'S OFFICE.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM COURTNEY MILLER CO-TRUSTEE, BY DEED DATED NOVEMBER 14, 2011 AND RECORDED NOVEMBER 18, 2011, AS INSTRUMENT NO. 20111118-0090575 OF OFFICIAL RECORDS.

Commonly known as: 3415 W. End Ave. #310, Nashville, TN 37203

JIRCITANO
45222173
FIRST AMERICAN ELS
WARRANTY DEED

TN

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

True Copy Certification

I, William Shank, 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 William E. Shank

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany Washington, notary public for this county and state, William Shank 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



