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:
Melissa Moore
2501 Inga Street
Nashville, TN 37206

Tax ID: 072 09 0 357.00
Order #: 7113139d
Ref #: 775571482

BILL GARRETT, Davidson County
Trans: T20120046601 DEEDWARRSP
Recvd: 06/25/12 10:13 3 pgs
Fees: 18.00 Taxes: 147.63
20120625-0055321

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 24 day of April, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and MELISSA MOORE, a(n)_____ woman, whose address is 2501 Inga Street, Nashville, TN 37206, Grantee.

Witnesseth:

That for and in consideration of the sum of $ 39,900.00 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's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 2501 Inga Street, Nashville, TN 37206

Being all of that certain property conveyed to GRANTOR, by deed recorded ___/___/_____ in Book _____, Page _____, 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 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 all persons whomsoever.

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

Witness

Tracy Fritz
Printed Name

Witness

Justin Jung
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title 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 24 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 $ 39,900.00, 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 13th day of June, 2012.

M. Kristin Selph
Notary Public
My Commission Expires: 3-21-2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Melissa Moore
2501 Inga St.
Nashville, TN 37206

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
SWBC Mortgage Corp.
9311 San Pedro, Ste. 125
San Antonio, TX 78216

EXHIBIT "A"

LOT 93 OF THE PLAN OF SPRINGDALE SUBDIVISION, AS SHOWN BY A MAP OF RECORD IN PLAT BOOK 974 AT PAGE 18 IN THE DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS OFFICE, ALONG WITH A 25 FOOT ADJOINING STRIP LYING TO THE SOUTH OF SAID LOTS WHICH FRONTS 25 FEET ON THE WEST BOUNDARY OF INGA STREET AND GOES BACK BETWEEN PARALLEL LINES 137 FEET MORE OR LESS, TO A LINE IN THE REAR MEASURING 25 FEET THEREON.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS FROM WILSON & ASSOCIATES, PLLC, BY DEED DATED FEBRUARY 27, 2012 AND RECORDED MARCH 02, 2012 AS INSTRUMENT NO. 20120302-0018299 OF OFFICIAL RECORDS.

Commonly known as: 2501 Inga Street, Nashville, TN 37206