BILL GARRETT, Davidson County
Trans:T20120051674 DEEDWARRSP
Recvd: 07/13/12 10:01 3 pgs
Fees:18.00 Taxes:491.73
20120713-0061653

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:
Matthew Anderson & Adrian Anderson & Joan Anderson
1621 Robards Way
Hermitage, TN 37076

Tax ID: 086 07 0 192.00
Order #: 6963021d
Ref #: 774063212

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 2 day of May, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 7105 Plano parkway, Carrolton, TX 75010, Grantor, and MATTHEW ANDERSON, a(n) Single person, and ADRIAN ANDERSON, a (n) married person, and JOAN ANDERSON, a(n) married person, whose address is 1621 Robards Way Hermitage TN 37076, Grantees.

Witnesseth:

That for and in consideration of the sum of $132,900.00 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 Grantees, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address 1621 Robards Way, Hermitage, TN 37076

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 Friley
Printed Name

Witness

Nicole Dalrymple-Hall
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title Charlotte Elliott V.P.
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, V.P. of 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 2 day of May, 2012.

Notary Public
My Commission Expires 9-16-14

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

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 $132,900, 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.

Elizabeth Hutton
Affiant

Subscribed and sworn to before me this the 3 day of May, 2012.

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

Notary Public Suzanne Bracewell
My Commission Expires:

Name and Address of Property Owner:
Mathew, Adrian & Joan Anderson
11021 Robards Way
Hermitage TN 37076

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

EXHIBIT A

File No.: **6963021d**

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, IN THE STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 260 ON THE FINAL P.U.D. PLAN OF JACKSON'S RETREAT, PHASE V-B, REVISED OF RECORD IN PLAT BOOK 6250, PAGE 905, SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD.

Being all of that certain property conveyed to FEDERAL HOME LOAN MORTGAGE CORPORATION from ARNOLD M. WEISS, SUBSTITUTE TRUSTEE, by deed dated DECEMBER 06, 2011 and recorded DECEMBER 12, 2011, as Document No. 20111212-0096451 of official records.

Commonly known as: 1621 ROBARDS WAY, HERMITAGE, TN 37076

ANDERSON
45281131 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

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