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

Davidson County DEEDWARRSP
Recvd: 07/24/12 14:58 4 pgs
Fees:23.00 Taxes:203.50
20120724-0065065

New Owner(S) Address & Mail Tax Statements To:
Thomas W. Hagan, Jr.
2003 Cedarmont Dr
Franklin TN 37067

Tax ID: 142-05-0-A 050.00
Order #: 7274735d
Ref #: 788006442

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 19 day of June, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Pkwy Carrollton TX 75010, Grantor, and THOMAS W. HAGAN, JR., a(n) married man, whose address is 2003 Cedarmont Dr Franklin TN 37067, Grantee.

Witnesseth:

That for and in consideration of the sum of $55,000 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: 220 Plantation Ct. Unit H2, Nashville, TN 37221

Being all of that certain property conveyed to GRANTOR, by deed recorded 08/29/2003 in Instrument No. 20030902-0127036 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 Finley
Printed Name

Witness

Marlon Brown
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 TX }
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 Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 28 day of June, 2012.

BRITTANI PEACE
Notary Public, State of Texas
My Commission Expires
March 07, 2015

Notary Public
My Commission Expires 3-7-15

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 $ 55,000, 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 19 day of July, 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:
Thomas W Hagan, Jr
2003 Cedarmont Dr
Franklin TN 37067

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

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. H-2, TOGETHER WITH THE CARPORT DESIGNATED NO. H-2-C, IN RIVER PLANTATION, SECTION TWO, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION TWO, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 4460, PAGES 136 AND 137, SAID REGISTER'S OFFICE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 4661, PAGE 334, SAID REGISTER'S OFFICE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS, AND TENANTS OF RIVER PLANTATION, SECTION TWO, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND THE BY-LAWS APPENDED THERETO, RECORDED IN BOOK 4661, PAGE 334, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN. ALSO INCORPORATED HEREIN ARE THE AMENDED BY-LAWS OF RECORD IN BOOK 4691, PAGE 906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO A. ARTHUR MCKEW AND SHERRY E. MCKEW, HUSBAND AND WIFE FROM MARY D. WATSON, AN UNMARRIED PERSON, BY DEED DATED AUGUST 29, 2003 AND RECORDED SEPTEMBER 02, 2003 AS INSTRUMENT NO.20030902-0127036 OF OFFICIAL RECORDS.

COMMONLY KNOWN AS: 220 Plantation Ct. Unit H2, Nashville, TN 37221

HAGAN
45405577 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

3

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

True Copy Certification

I, Alison Smith, 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 Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Alison Smith 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

