Davidson County DEEDWARRSP
Recvd: 08/01/12 11:15 4 pgs
Fees:23.00 Taxes:684.50
20120801-0067865

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:
Michael Terry
231 5th North #404 Ave
Nashville, TN 37219

Tax ID: 093061B62600CO
Order #: 7132448d
Ref #: 782081859

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 31 day of May, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and MICHAEL TERRY, a(n) single person, whose address is 231 5th North #404 Ave, Nashville, TN 37219, Grantee.

Witnesseth:

That for and in consideration of the sum of $ 185,000.00 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: 231 5th North 404 Avenue, Nashville TN 37219

Being all of that certain property conveyed to GRANTOR, by deed recorded 3/23/2012 in Instrument 20120323-0024838, 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.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed

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
Nicole Dalrymple-Hall
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title V.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 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 31 day of May 2012 2012.

Notary Public Cynthia Partida Valtierra
My Commission Expires

CYNTHIA PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 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 $ 185,000, 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
COMMISSION # EE 156769
January 7, 2016
Notary Services

Notary Public
My Commission Expires: Suzanne Bracewell

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

Name and Address of Property Owner:
Michael Terry
231 5th North #404 Ave
Nashville TN 37219

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 FD 404, THE KRESS LOFTS, PHASE II, AMENDMENT NO. 4 TO MASTER DEED, THE KRESS LOFTS CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20071220-0146058, SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20080118-0006035, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM RUBIN LUBLIN SUAREZ SERRANO TN LLC, SUBDTITUTE TRUSTEE, BY DEED DATED MARCH 16, 2012 AND RECORDED MARCH 23, 2012 IN INSTRUMENT NO. 20120323-0024838 OF OFFICIAL RECORDS.

COMMONLY KNOWN AS: 231 5TH AVE NORTH FD 404, NASHVILLE, TN 37219

1132448

TERRY
45437214 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

3x1

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

True Copy Certification

I, Rose M Dorsey, 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 Rose M Dorsey

State of Ohio

Count of Cuyahoga

Personally appeared before me, _Tiffany E Washington, notary public for this county and state, Rose M Dorsey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tiffany E Wash
Notary's Signature

My Commission Expires: Dec 16 2016

Notary Seal

