Davidson County DEEDWARRSP
Recvd: 08/10/12 13:51 4 pgs
Fees:23.00 Taxes:545.75
20120810-0071730

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:
Ryan D Ross & Christina Marie Toporzycki
702 N Chestnut Ct
Hermitage TN 37076

Tax ID: 064110A03900C0
Order #: 7016184d
Ref #: 787222018

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 26 day of June, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrolton, TX 75010, Grantor, and RYAN D ROSS, a(n) Single man, and CHRISTINA MARIE TOPORZYCKI, a(n) Single woman, whose address is 702 N. Chestnut Ct, Hermitage TN 37076, Grantees.

Witnesseth:

That for and in consideration of the sum of $ 147500 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: 702 N Chestnut Ct, Hermitage, TN 37076

Being all of that certain property conveyed to GRANTOR, by deed recorded 1/27/2012 in Instrument No. 20120127-0007902 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

Printed Name

Witness

Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title Jamey Davis
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

STATE OF _____ }
COUNTY OF Dallas }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within by Jamey Davis, 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 24 day of June, 2012.

Notary Public
My Commission Expires 3-7-15

BRITTANI PEACE
Notary Public, State of Texas
My Commission Expires
March 07, 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 $ 147,500, 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 7 day of August, 2012.

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

Notary Public
My Commission Expires:

Name and Address of Property Owner:
Ryan D Ross & Christina M Toporzycki
702 N Chestnut Ct
Hermitage TN 37076

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

EXHIBIT "A"

BEING LOT NO. 39 ON THE PLAN OF CALEB CHASE, AS OF RECORD IN PLAT BOOK 6250, PAGES 821 AND 822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM WILSON & ASSOCITATES PLLC SUCCESSOR TRUSTEE, BY DEED DATED JANUARY 24, 2012 AND RECORDED JANUARY 27, 2012 IN INSTRUMENT NO. 20120127-0007902 OF OFFICIAL RECORDS.

Commonly known as: 702 N Chestnut Ct, Hermitage, TN 37076

ROSS
45497997 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

True Copy Certification

I, Lakeisha Arnold, 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 LaKisha Arnold

State of Ohio

Count of Cuyahoga

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



