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

Davidson County DEEDWARRSP
Recvd: 08/15/12 15:50 4 pgs
Fees:23.00 Taxes:509.13
20120815-0073177

New Owner(S) Address & Mail Tax Statements To:
Darren Portell & Dana Portell
2977 Harbor Lights Drive
Nashville TN 37217

Tax ID: 136050A07300C
Order #: 6913007d
Ref #: 782793423
45289973

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 4 day of June, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and DARREN PORTELL, a (n) married man, and DANA PORTELL a (n) married woman, whose address is 2977 Harbor Lights Drive, Nashville TN 37217, Grantees.

Witnesseth:

That for and in consideration of the sum of $137,602.00 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, and Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 2977 Harbor Lights Drive, Nashville TN 37217

Being all of that certain property conveyed to GRANTOR, by deed recorded 11/18/2011 in Instrument No. 20111118-0090588, 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 Friley
Printed Name

Witness

DEMETRIS Smith
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 4 day of June, 2012.

Notary Public Marlon Brown
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 $ 137602.00, 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 27 day of June, 2012.

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:
Darren & Dana Portell
2977 Harbor lights Dr
Nashville TN 37217

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 LOT NO. 122 AS SHOWN ON THE BAYVIEW ESTATES, PHASE TWO (A PLANNED UNIT DEVELOPMENT) OF RECORD IN INSTRUMENT NO. 20000609-0057633, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLA IS HEREBY REFERENCED FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

COMMONLY KNOWN AS: 2977 HARBOR LIGHTS DRIVE, NASHVILLE, TN 37217

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO JOSEPH CHRISTOPHER PAUGH AND NICHOLE MCDOWALL PAUGH, HUSBAND AND WIFE FROM NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES, BY DEED DATED 12/27TH, 2002 AND RECORDED 01/07/2003 IN INSTRUEMNT NUMBER 20030107-0002646 OF OFFICIAL RECORDS.



True Copy Certification

I, William Shank, 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 William L. Shank

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany Washington, notary public for this county and state, William Shank 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



