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

| Davidson County | DEEDWARRSP |
|---|---|
| Recvd: 08/24/12 15:22 | 4 pgs |
| Fees:23.00 Taxes:502.83 | |
| 20120824-0076546 | |

**New Owner(S) Address & Mail Tax Statements To**:
Heath Thacker & Julie Thacker
1123 Sunnymeade Dr.
Nashville, TN 37216

Tax ID: 061 15 0 150.00
Order #: 7274762d
Ref #: 795588979

# SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 01 day of August, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and HEATH THACKER a(n) Married man, and JULIE THACKER a(n) Married woman, whose address is 1123 Sunnymeade Dr. Nashville, TN 37216, Grantees.

Witnesseth:

That for and in consideration of the sum of $ 135,900.00 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, Grantees' successors and assigns, the following described real estate:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Property Address: 1123 Sunnymeade Dr, Nashville, TN 37216

Being all of that certain property conveyed to GRANTOR, by deed recorded 05/21/2012in Book _____, Page _____, of official records.
as Transaction No.T20120037211, Instr. No. 20120521-0043884

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.

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

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

Witness

Marlon Brown

Printed Name

Witness

Cynthia Partida Valtierra

Printed Name

**FEDERAL HOME LOAN MORTGAGE CORPORATION**

By: _____

Print Name & Title Sandra Taylor VP

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 Sandra Taylor, 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 6 day of August, 2012.

Notary Public Brittani Peace

My Commission Expires

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 $135,900, 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.

Affiant

Subscribed and sworn to before me this the 21 day of August, 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:
Heath & Julie Thacker
1123 Sunnymeade Dr
Nashville, TN 37216

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

_____

_____

_____

**EXHIBIT "A"**

BEING LOT NO 26 ON THE PLAN OF SUNNYMEADE SUBDIVISION, BLOCK "B", AS OF RECORD IN PLAT BOOK 974, PAGE 56 AND 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SAID LOT NO. 26 FRONTS 60 FEET ON THE NORTHERLY SIDE OF SUNNYMEADE AVE. AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM RUNIN LUBLIN SUAREZ SERRANO TN, PLLC, SUBSTITUTE TRUSTEE, BY DEED DATED MAY 16, 2012 AND RECORDED MAY 21, 2012 AS INSTRUMENT NO. 20120521-0043884 OF OFFICIAL RECORDS.

Commonly known as: 1123 Sunnymeade Dr, Nashville, TN 37216

THACKER
45584599
TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

# 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




