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

Davidson County	DEEDWARRSP
Recvd: 08/30/12 13:20	4 pgs
Fees:23.00 Taxes:203.13	
20120830-0078516	

New Owner(S) Address & Mail Tax Statements To:
Frances Garner
805 Highland Park Ct
Nashville TN 37205

Tax ID: 129 15 0 A 160.00
Order #: 7040599d
Ref #: 794914472
45617769

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 7 day of August, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and FRANCES GARNER, a(n) single person, whose address is 805 Highland Park Ct Nashville TN 37205, Grantee.

Witnesseth:

That for and in consideration of the sum of $54,900- 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: 21 Vaughns Gap Rd, Apt 160, Nashville, TN 37205

Being all of that certain property conveyed to GRANTOR, by deed recorded 2/9/2012 in Instrument No. 20120209-0011, Book 537, Page _____, 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
Cynthia Partida Valtierra

Printed Name

Witness

Marlon Brown
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title **Sandra Taylor**
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 _____}
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 17 day of August, 2012.

Notary Public
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 $ 54,900, 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 27 day of August, 2012.

Notary Public
My Commission Expires:

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

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Frances Garner
805 Highland Park Ct
Nashville TN 37205

EXHIBIT "A"

BEING UNIT NO. 160 OF BELLE MEADE HIGHLANDS CONDOMINIUM, AS CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101 ET.SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY THE MASTER DEED ESTABLISHING BELLE MEADE HIGHLANDS CONDOMINIUM, OF RECORD IN BOOK 7091, PAGE 302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-I OF THE MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BELLE MEADE HIGHLANDS CONDOMINIUM AS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE DESCRIPTION AND IDENTIFICATION OF SAID UNIT.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM RUBIN LUBLIN SUAREZ SERRANO TN LLC, SUBSTITUTE TRUSTEE, BY DEED DATED 02/03/2012 AND RECORDED 02/09/2012 AS INSTRUMENT NO. 20120209-0011537 OF OFFICIAL RECORDS.

Commonly known as: 21 Vaughns Gap Rd Apt 160, Nashville, TN 37205

GARNER TN
45617769
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, 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



