Davidson County DEEDWARRSP
Recvd: 09/20/12 14:38 4 pgs
Fees:23.00 Taxes:175.75
20120920-0085682

**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**:
David S. Carter
210 Old Hickory Blvd, Unit 28
Nashville, TN 37221

Tax ID: 142 04 0 A 028.00
Order #: 7097726d
Ref #: 801225389

# SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 4 day of September, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and DAVID S. CARTER a(n) single man, whose address is 310 Old Hickory Blvd, Unit 28, Nashville, TN 37221, Grantee.

Witnesseth:

That for and in consideration of the sum of $ 47,500 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: 210 Old Hickory Blvd Unit 28, Nashville, TN 37221

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 February 29, 2012 and recorded March 5, 2012 in Instrument No. 20120305-0018907 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

Printed Name

Witness

Cynthia Partida Valtierra

Printed Name

**FEDERAL HOME LOAN MORTGAGE CORPORATION**

By: _____

Print Name & Title Justin Jung

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 Justin Jung, 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 Sept, 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 interest in property transferred, whichever is greater, is $ 47,500, 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 17 day of September, 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 Property Owner:

Same

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

210 Old Hickory Blvd.
Unit 28
Nashville, TN 37221

**EXHIBIT "A"**

BEING UNIT NO. 28, A HORIZONTAL PROPERTY REGIME LOCATED ON THE PLAT OF BELLE FOREST, OF RECORD IN BOOK 5200, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

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 February 29, 2012 and recorded March 5, 2012 in Instrument No. 20120305-0018907 of official records

Commonly known as: 210 OLD HICKORY BLVD UNIT 28, NASHVILLE, TN 37221

CARTER
45724429 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, Ray Goddard, 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 _____

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany Washington, notary public for this county and state, Ray Goddard 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

