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

BILL GARRETT, Davidson County
Trans: T20120077994 DEEDWARRSP
Recvd: 10/15/12 10:04 3 pgs
Fees: 18.00 Taxes: 333.00
20121015-0094020

New Owner(S) Address & Mail Tax Statements To:
~~Hannah E. Smith, Victoria A. Smith & Donald L. Smith~~
Pinnacle Bank
150 3rd Ave. S, Ste 900, Nashville TN 37201

Tax ID: 142 09 0 A 063.00 C0
Order #: 7115759d
Ref #: 803062170

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 11 day of September, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 7105 Plano Pkwy, Carrollton, TX 37341, Grantor, and HANNAH E. SMITH, a single woman, and VICTORIA A. SMITH and DONALD L. SMITH, husband and wife, whose address is 721 Albar Drive Unit 51A, Nashville, TN 37221, Grantees.

Witnesseth:

That for and in consideration of the sum of $ 90,000.00 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: 721 Albar Drive Unit 51a, Nashville, TN 37221

Being all of that certain property conveyed to GRANTOR, by deed recorded MARCH 28, 2012 as Instrument No. 20120328-0026300, 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

Marlon Brown
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 12 day of September, 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 $ 90,000.00, 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 17th day of October, 2014.

Notary Public
My Commission Expires: 11/4/2013 My Commission Expires NOV. 4, 2013

ANDREW P. PAMPLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:
Hannah Smithetal
721 Albar Dr. #5L-A
Nashville TN 37221

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Pinnacle Bank
150 3rd Ave. S. Ste 900
Nashville TN 37201

EXHIBIT "A"

BEING UNIT NO.51-A ON THE PLAN OF DORAL COUNTRY VILLA CONDOMINIUMS, SECTION THREE, OF RECORD IN BOOK 5050, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM OCWEN LOAN SERVICING, LLC BY DEED DATED MARCH 16, 2012 AND RECORDED MARCH 28, 2012 AS INSTRUMENT NO. 20120328-0026300 OF OFFICIAL RECORDS.

COMMONLY KNOWN AS: 721 Albar Drive Unit 51a, Nashville, TN 37221

See Scrivener's Affidavit recorded on October 3, 2012, in Instrument No. 20121003-0090390, Register's Office for Davidson County, Tennessee.