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:
HHBC Investments, LLC
2035 Otter Creek Rd.
Topton, NC 28781

BILL GARRETT, Davidson County
Trans:T20120079438 DEEDWARRSP
Recvd: 10/18/12 15:19 3 pgs
Fees:18.00 Taxes:198.41
20121018-0095834

Tax ID: 08616004200
Order #: 7084343d
Ref #: 805577695

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 15 day of September, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 7105 Plano Pkwy, Carrollton, TX 75010, Grantor, and HHBC INVESTMENTS, LLC, whose address is 104 GRAEME DR, NASHVILLE, TN 37214, Grantee.

Witnesseth:

That for and in consideration of the sum of $53,623.00 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 Grantee, Grantee's successors and assigns, the following described real estate:

SEE ATTACHED LEGAL DOCUMENT AS EXHIBIT "A"

COMMONLY KNOWN AS: 4320 CENTRAL VALLEY DRIVE, HERMITAGE TN 37076

Being all of that certain property conveyed to FEDERAL HOME LOAN MORTGAGE CORPORATION from SUNTRUST MORTGAGE, INC., by deed dated FEBRUARY 21, 2012 and fEBRUARY 27, 2012 as Instrument No. T20120014109 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

Demetra Smith
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 25 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 $53,623.00, 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 28th day of September, 2012.

Notary Public
My Commission Expires: 3/18/14

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER CROWELL LEWIS COUNTY

Name and Address of Property Owner:
New Owner

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

Exhibit A

Being Lot No. 13 on the Plan of Central Valley of record in Book 5800, page 71, Register's Office for said County.

Said Lot Number 13 fronts 78.00 feet on the southerly margin of Central Valley Drive and extends back 133.35 feet on the westerly line and 137.10 feet on the easterly line to a dead line in the rear, measuring 87.11 feet thereon.

Being the same property conveyed to Federal Home Loan Mortgage by Trustee's Deed of record in Instrument 20120227-0016796; dated February 21, 2012; said Register's Office for Davidson County, Tennessee.