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

Davidson County DEEDWARRSP
Recvd: 11/26/12 14:40 4 pgs
Fees:23.00 Taxes:151.70
20121126-0108436

New Owner(S) Address & Mail Tax Statements To:
William L. Baugher
PO Box 943
Brentwood, TN 37024

Tax ID: 061-06-0-067.00
Order #: 7294434d
Ref #: 813876001

4608592

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 31 day of October, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Pkwy Carrollton, Tx 75010, Grantor, and WILLIAM L. BAUGHER, a(n) married man, whose address is po box 943, Brentwood, Tn 37024, Grantee.

Witnesseth:

That for and in consideration of the sum of $ 41,000 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: 4020 Hutson Ave., Nashville, TN 37216

Being all of that certain property conveyed to GRANTOR, by deed recorded 6/15/2012 as Instrument No.20120605-0048946, 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

Christopher Czechowski
Printed Name

Witness

Marlon Brown
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 _____ }
COUNTY OF Texas }

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 31 day of October, 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 $ 41,600, 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 15 day of November, 2012.

Notary Public Suzanne Bracewell
My Commission Expires:

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

Name and Address of Property Owner:
William L Baugher
PO Box 943
Brentwood TN 37024

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

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 217, MAPLEWOOD HEIGHTS, 2ND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PINT BOOK 547, PAGE 103 AND 104 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

SAID LOT NO. 217 FRONTS 100 FEET AN THE WESTERLY MARGIN OF HUTSON AVENUE AND RUNS BACK BETWEEN LINES 300 FEET TO A DEAD LINE, WHICH MEASURES 100 FEET.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO MATTHEW ACORD AND LAURA ACORD, HUSBAND AND WIFE FROM JERRY N. VANATTA AND BELINDA C. VANATTA, HUSBAND AND WIFE, BY DEED DATED DECEMBER 22, 2005 AND RECORDED JANUARY 25, 2006 AS INSTRUMENT NO.20060125-0009409 OF OFFICIAL RECORDS.

COMMONLY KNOWN AS: 4020 Hutson Ave, Nashville, TN 37216

BAUGHER
46081592 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

FIRST AMERICAN MORTGAGE SERVICES
1100 Superior Avenue, Suite 200
Cleveland, Ohio 44114
Attn: National Recording

(3)

True Copy Certification

I, Rob Joffre, 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 E. Washington, notary public for this county and state, Rob Joffre 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



