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

| Davidson County | DEEDWARRSP |
|---|---|
| Recvd: 11/28/12 08:56 | 4 pgs |
| Fees:23.00 Taxes:570.17 | |
| **20121128-0108970** | |

**New Owner(S) Address & Mail Tax Statements To:**
Adam Linton & Latoya Linton
4825 Briarwood Dr
Nashville, TN 37211

Tax ID: 146 04 0 158.00
Order #: 7374442d
Ref #: 808801384

# SPECIAL WARRANTY DEED 460841167

This instrument, made and entered into on this the 10 day of October, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and ADAM LINTON, a (n) married man, and LATOYA LINTON, a (n) married woman whose address is 4825 Briarwood, Nashville, TN 37211, Grantees.

Witnesseth:

That for and in consideration of the sum of $ 154,100 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:** 4825 Briarwood Drive, Nashville, TN 37211

Being all of that certain property conveyed to GRANTOR, by deed recorded 7/18/2012 as in Book 20120718 Page 0063105, 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

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 10 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 $ 154,100.00, 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 11 day of October, 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:
Adam & Latoya Linton
4825 Briarwood
Nashville TN 37211

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 LOT NO. 568, ON THE PLAN OF CALDWELL HALL, XIV, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 77, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO JANE V. BELLMAN, UNMARRIED AND MARK BELLMAN, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM ROBERT L. PEARCE AND SANDRA R. PEARCE, HUSBAND AND WIFE, BY DEED DATED JUNE 26, 2007 AND RECORDED JUNE 26, 2007, AS INSTRUMENT NO. 20070626-0076240 OF OFFICIAL RECORDS.

COMMONLY KNOWN AS: 4825 Briarwood Drive, Nashville, TN 37211

LINTON
46084167
FIRST AMERICAN ELS
WARRANTY DEED

TN

3

*WHEN RECORDED, RETURN TO:*
*FIRST AMERICAN MORTGAGE SERVICES*
*1100 SUPERIOR AVENUE, SUITE 200*
*CLEVELAND, OHIO 44114*
*NATIONAL RECORDING*

# True Copy Certification

I, Alison Smith, 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, Alison Smith 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

