BILL GARRETT, Davidson County
Trans:T20120092260 DEEDWARRSP
Recvd: 12/04/12 08:52 3 pgs
Fees:18.00 Taxes:610.87
20121204-0111145

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:
Robert Drimmer
1815 Fatherland Street
Nashville, TN 37206

Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

Tax ID: 083 140 146.00
Order #: 7348038d
Ref #: 812462410

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 24 day of October, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton TX 75010, Grantor, and ROBERT DRIMMER, a (n) UNMARRIED man, whose address is 1815 FATHERLAND ST., NASHVILLE, TN, Grantee.

Witnesseth:

That for and in consideration of the sum of $ 165,100.00 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 COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 1815 Fatherland Street, Nashville, TN 37206

Being all of that certain property conveyed to GRANTOR, by deed recorded 07/19/2012 In Book _____, Page _____, of official records.
INSTRUMENT NO. 20120719-0063432

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

Christopher Czechowski
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title Sandra Taylor
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 TN }
COUNTY OF Davidson }

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 7th day of October, 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 $ 165,100.00, 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 30th day of November, 2012.

Notary Public
My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and Address of Property Owner:
Robert Drimmer
1815 Fatherland Street
Nashville, TN 37206

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Franklin American Mortgage
501 Corporate Centre Dr. #400
Franklin, TN 37067

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 BLOCK B ON THE PLAN OF PRIEST HOME PLACE AS OF RECORD IN PLAT BOOK 161, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO KEITH TACKETT, UNMARRIED FROM JENNIFER ADAMS, UNMARRIED, BY DEED DATED AUGUST 27, 2007 AND RECORDED SEPTEMBER 12, 2007, AS INSTRUMENT NO. 20070912-0109543 OF OFFICIAL RECORDS.

Commonly known as: 1815 Fatherland Street, Nashville, TN 37206