BILL GARRETT, Davidson County
Trans:T20120092750 DEEDWARRSP
Recvd: 12/05/12 08:55 4 pgs
Fees:23.00 Taxes:139.12
20121205-0111730

Mail

Parthenon Title Agency
85 White Bridge Road
Suite 100-B
Nashville, TN 37205

This instrument was prepared by ~~and return to:~~
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-4360

STATE OF TN
COUNTY OF Davidson
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $37,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 30 day of Nov, 2012.

Notary Public
My Commission Expires: 5/6/13
(Seal)

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Justin Cutler 1945 Pinehurst Nashville TN 37216	SAME	060 12 0 067.00

SPECIAL WARRANTY DEED
(Corporation)

Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20050907-0107449, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Justin Cutler, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, in the 12th Civil District, described according to a survey made by M.H. Ragan, August 19, 1957, as follows:

Beginning at an iron pin in the northerly margin of Hart Street or Lane, said point being 2102.6 feet, more or less, easterly from the center line of Dickerson Pike; thence north 4 degrees 55 minutes east 197.0 feet to an iron pin; thence south 84 degrees 35 minutes east 50 feet to an iron pin; thence south 4 degrees 55 minutes west 197.0 feet to an iron pin in the northerly margin of Hart Street or Lane; thence with the margin of same, north 84 degrees 34 minutes west 50 feet to the point of beginning, containing .23 acres, more or less.

Included in the above description, but expressly excluded therefrom, is the following described tract conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Clyde C. Darden and wife, Patricia Darden, of record in Book 5604, page 654, Register's Office for said County:

Permanent right-of-way: Land in Davidson County, Tennessee, in the 12th Civil District, described as follows:

Beginning at a point on the northerly right-of-way of Hart Lane, said point being on the common property line between Parcel 66 and Parcel 67 as shown on Sheet 60-12 of the Metropolitan Nashville and Davidson County Property Maps; thence along said common property line North 4 deg 55 min East 20.95 feet to a point on the proposed northerly right-of-way of Hart Lane; thence along said proposed right-of-way South 85 deg 20 min East 5.92 feet to the beginning of a curve to the right having a radius of 2894.70 feet; thence along said curve 44.08 feet to a point on the common property line between Parcel 67 and Parcel 68; thence along said common property line South 4 deg 55 min West 21.27 feet to a point on the existing northerly right-of-way of Hart Lane; thence North 84 deg 35 min West 50 feet to the point of beginning and containing 1,058 square feet.

Being the same property conveyed to Federal Home Loan Mortgage Corporation in Trustee's Deed filed as instrument number 20120806-0069865.

Commonly known as: 211 Hart Lane, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-

way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 20 day of October 2017.

Federal Home Loan Mortgage Corporation ("Freddie Mac") by National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as its duly authorized Attorney in Fact

BY: _____
Sandra Taylor

ITS: _____

Certificate of Acknowledgment

State of TX

County of Dallas)ss.

Personally appeared before me, the undersigned Notary Public, Sandra Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the P of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 26 day of October 2017.

Notary Public

My commission expires:

3-7-2015

(Seal)

BRITTANI PEACE
Notary Public, State of Texas
My Commission Expires
March 07, 2015