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

Davidson County	DEEDWARRSP
Recvd: 12/20/12 10:37	4 pgs
Fees:23.00 Taxes:199.80	
20121220-0117358	

New Owner(S) Address & Mail Tax Statements To:
Tsung Wen Chen & Mildred Franco Chen
1128 E College St
Pulaski TN 38478

Tax ID: 119-16-0 034.00
Order #: 7038367d
Ref #: 819349430

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 11 day of November 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton TX 75010, Grantor, and TSUNG WEN CHEN, a (n) married person, and MILDRED FRANCO CHEN, a(n) married person, whose address is 1128 E College St. Pulaski TN 38478, Grantees.

Witnesseth:

That for and in consideration of the sum of $ 54,600 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: 741 Wildview Dr, Nashville, TN 37211

Being all of that certain property conveyed to GRANTOR, by deed recorded 03/09/2012 as Instrument 20120309-0020558, 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.

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

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

Witness

Marlon Brown
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 TX }
COUNTY OF Dallas }

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 27 day of November, 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 $54,000, 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.

Erin Wilson
Affiant

Subscribed and sworn to before me this the 11 day of December, 2012.

Notary Public
My Commission Expires:

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

Name and Address of Property Owner:
Tsung Chan & Mildred Chen
128 E College St
Pulaski TN 38478

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

EXHIBIT "A"

LAND BEING LOT NO. 118, ON THE PLAN OF SECTION TWO, BATTLEWOOD, OF RECORD IN BOOK 1835, PAGE 95 AND 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 118 FRONTS 85 FEET ON THE WESTERLY SIDE OF WILDVIEW DRIVE AND RUNS BACK 333.25 FEET ON THE NORTHERLY LINE AND 335.2 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE MEASURING 246.5 FEET, THE SAID LINE BEING A BROKEN LINE.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM SHAPIRO & KIRSCH, LLP, SUBSTITUTE TRUSTEE, BY DEED DATED FEBRUARY 28, 2012 AND RECORDED MARCH 9, 2012, AS INSTRUMENT NO. 20120309-0020558 OF OFFICIAL RECORDS.

COMMONLY KNOWN AS: 741 Wildview Dr, Nashville, TN 37211

CHEN
46195954 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

True Copy Certification

I, Melissa Fox ~~Lakeisha Arnold~~, 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 Melissa Fox

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state Melissa Fox 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



