BILL GARRETT, Davidson County
Trans:T20130001752 DEEDWARRSP
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Fees:18.00 Taxes:92.50



20130108-0002139

**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:**
Adina Dlugose
107 Bluegrass Point
Hendersonville, TN 37075

Tax ID: 022 00 0 238.00
Order #: 7409535d
Ref #: 824099656

# SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 18 day of DECEMBER, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton TX 75010, Grantor, and ADINA DLUGOSE, a(n) unmarried person, whose address is 107 Bluegrass Point, Hendersonville, TN 37075, Grantee.

Witnesseth:

That for and in consideration of the sum of $25,000.00 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:** 2825 Clay Lick Rd, Whites Creek, TN 37289

Being all of that certain property conveyed to GRANTOR, by deed recorded 08/23/2012 as Instrument No. 20120823-0075779, 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.

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

Witness

Sandra Taylor
Printed Name

Witness

Marlon Brown
Printed Name

**FEDERAL HOME LOAN MORTGAGE CORPORATION**

By: _____

Justin Jung
Print Name & Title

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 Texas }
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 19 day of December, 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 $ 25,000.00, 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 4th day of January, 2013.

Karen B. Heavener
Notary Public
My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and Address of Property Owner:
Adina Dlugose
107 Bluegrass Point
Hendersonville, TN 37075

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Adina Dlugose
107 Bluegrass Point
Hendersonville, TN 37075

**EXHIBIT "A"**

A CERTAIN TRACT OR PARCEL OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON ROD (NEW) AT THE NORTHWEST MOST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY MARGIN OF CLAYLICK ROAD, AND 25 FEET FROM THE CENTERLINE OF CLAYLICK ROAD, SAID POINT ALSO BEING LOCATED NORTH 83 DEGREES 05 MINUTES 53 SECONDS EAST, 350.69 FEET, FROM A FENCE CORNER POST, SAID FENCE CORNER POST, BEING THE NORTHWEST MOST CORNER OF A PARCEL BELONGING TO MARVIN AND JUDY MOON, AS EVIDENCED IN BOOK 5094, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID FENCE CORNER POST, ALSO BEING THE NORTHEAST MOST CORNER OF A PARCEL BELONGING TO JOHNNIE & LELA JOHNSON, AS EVIDENCED IN INSTRUMENT NUMBER 20010409-0034305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE; ALONG THE MARGIN OF CLAYLICK ROAD, PARALLEL TO AND 25 FEET FROM THE CENTERLINE OF SAID ROAD, NORTH 83 DEGREES 05 MINUTES 53 SECONDS EAST, 33.00 FEET, TO AN IRON ROD (OLD), THENCE; CONTINUING ALONG SAID MARGIN, AROUND A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 639.67 FEET, AND AN ARC LENGTH OF 176.86 FEET, NORTH 76 DEGREES 11 MINUTES 33 SECONDS EAST, 176.29 FEET, TO AN IRON ROD (OLD); THENCE LEAVING SAID MARGIN, NORTH 87 DEGREES 37 MINUTES 52 SECONDS EAST 79.00 FEET, TO AN IRON ROD (NEW), SAID POINT BEING THE NORTHEAST MOST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT ALSO BEING LOCATED SOUTH 87 DEGREES 37 MINUTES 52 SECONDS WEST, 171.61 FEET, FROM AN IRON ROD (OLD), SAID IRON ROD (OLD) BEING THE NORTHEAST MOST CORNER OF THE AFOREMENTIONED PARCEL BELONGING TO MARVIN & JUDY MOON, AND THE NORTHWEST MOST CORNER OF A PARCEL BELONGING TO RONALD WALLER, AS EVIDENCED IN BOOK 11530, PAGE 973, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, THENCE; ALONG A NEW LINE, SOUTH 2 DEGREES 15 MINUTES 00 SECONDS EAST, 641.63 FEET, TO AN IRON ROD (NEW), THENCE; ALONG A NEW LINE, SOUTH 89 DEGREES 57 MINUTES 16 SECONDS WEST, 363.81 FEET, TO AN IRON ROD (NEW), THENCE; ALONG A NEW LINE, NORTH 2 DEGREES 15 MINUTES 00 SECONDS WEST, 485 FEET, TO AN IRON ROD (NEW), THENCE; ALONG A NEW LINE, NORTH 43 DEGREES 07 MINUTES 23 SECONDS EAST 59.27 FEET, TO AN IRON ROD (NEW), THENCE; ALONG A NEW LINE, NORTH 29 DEGREES 31 MINUTES 11 SECONDS EAST, 69.80 FEET, TO THE POINT OF BEGINNING, CONTAINING 218,218.69 SQUARE FEET AND/OR 5.010 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION BY RUBIN LUBLIN, TN PLLC, SUBSTITUTE TRUSTEE, DATED AUGUST 23, 2012 AND BEING OF RECORD IN INSTRUMENT NUMBER 20120823-0075779, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Commonly known as: 2825 Clay Lick Rd, Whites Creek, TN 37189