Davidson County DEEDWARRSP
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Fees:23.00 Taxes:103.60
20130212-0014182

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:
Tyler Amburgy & Heather Amburgy
142 BRYAN JAMES LANE
PORTLAND, TN 37148

Tax ID: 043090096
Order #: 7629921d
Ref #: 827511528

SPECIAL WARRANTY DEED 46460749

This instrument, made and entered into on this the 9 day of JANUARY, 2013, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton TX 75010, Grantor, and TYLER AMBURGY, a(n) married person, and HEATHER AMBURGY, a(n) married woman, whose address is 142 Bryan James Lane, Portland, TN 37148, Grantees.

Witnesseth:

That for and in consideration of the sum of $ 28,000 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: 242 Lovell St, Madison, TN 37115

Being all of that certain property conveyed to GRANTOR, by deed recorded 6/15/2012 as Instrument No. 20120615-0052749, 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

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 9 day of January, 2013.

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 $ 28,000, 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.

Affiant

Subscribed and sworn to before me this the 10 day of January, 2013.

Notary Public
My Commission Expires: Suzanne Bracewell

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

Name and Address of Property Owner:
Tyler & Heather Amburgy
142 Bryan James Lane
Portland TN 37115

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

EXHIBIT "A"

BEING THE NORTH 70 FEET OF THE WEST 1/2 OF TRACT NUMBER 17 OF BLOCK D ON THE MAP OF WOODLAWN ESTATES, AS OF RECORD IN BOOK 843, PAGE 82, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT NUMBER 17 FRONTS 50.5 FEET ON THE SOUTH SIDE OF LOVELL STREET AS SHOWN ON THE MAP OF OVERLOOK ESTATES, AS OF RECORD IN BOOK 843, PAGE 105, SAID REGISTER'S OFFICE AND RUNS BACK BETWEEN PARALLEL LINES 70 FEET TO A DEAD LINE.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM SHAPIRO & KIRSCH, LLP, BY DEED DATED MAY 23, 2012 AND RECORDED JUNE 15, 2012, AS DOCUMENT NO. 20120615-0052749 OF OFFICIAL RECORDS.

Commonly known as: 242 Lovell St, Madison, TN 37115

AMBURGY TN
46460749
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

FIRST AMERICAN MORTGAGE SERVICES
1100 Superior Avenue, Suite 200
Cleveland, Ohio 44114
Attn: 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

