Davidson County DEEDWARRSP
Recvd: 03/13/13 15:35 4 pgs
Fees:23.00 Taxes:436.60
20130313-0025110

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:
Saydu Muzemil Halima Ahmed
2760 WATERSVIEW DR
NASHVILLE, TN 37217

Tax ID: 136130A00300C
Order #: 7406091d
Ref #: 824606846

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 21ST day of DEC, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton TX 75010, Grantor, and SAYDU MUZEMIL AND HALIMA AHMED HUSBAND AND WIFE, whose address is 2760 WATERSVIEW DRIVE NASHVILLE, TN 37217 Grantee.

Witnesseth:

That for and in consideration of the sum of $118,000.00 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: 2760 Watersview Drive, Nashville, TN 37217

Being all of that certain property conveyed to GRANTOR, by deed recorded 08/06/2012 as Instrument No.20120806-0069508, 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

Christopher Czechowski
Printed Name

Witness

Demetris Smith
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title Justin Jung
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 21 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 $ 118,000.00, 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 6 day of March, 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:
Saydu Muzamil & Halima Ahmed
2760 Waterview Dr
Nashville, TN 37217

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

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF WATERSVIEW, OF RECORD IN INSTRUMENT NO. 20010515-0050286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM NATIONWIDE TRUSTEE SERVICES, INC. AS SUBSTITUTE TRUSTEE, BY DEED DATED JULY 19, 2012 AND RECORDED AUGUST 5, 2012 AS DOCUMENT NO. 20120806- 0069508 OF OFFICIAL RECORDS.

Commonly known as: 2760 Watersview Drive, Nashville, TN 37217

MUZEMIL TN
46611560
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED 4

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

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



