This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-4459

STATE OF Tennessee)
COUNTY OF Williamson)
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 $190,500.00, 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 15th day of March, 2013.

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/27/2015
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
David A. Sukalec and Christina L Ditraglia 308 Williams Court Nashville, TN 37209	Farmington Financial Group, LLC 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	114 080A 015.00

BILL GARRETT, Davidson County
Trans:T20130023130 DEEDWARRSP
Recvd: 03/21/13 12:04 2 pgs
Fees:13.00 Taxes:704.85
20130321-0028029

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 No. 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 David A Sukalec, unmarried and Christina L Ditraglia, unmarried, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

SITUATED in Davidson County, Tennessee, being Lot No. 15 on the Plan of CEDAR CREST SUBDIVISION, Phase 1, of record in Plat Book 6900, Page 284. Register's Office for said county.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Cedar Crest, Phase I, of record in Book 7213, page 973, and as amended in Book 8424, page 405, said Register's Office; Charter of Cedar Crest Homeowner's Association, Inc. of record in Book 8424, page 180, said Register's Office; By Laws of Cedar Crest Homeowner's Association, Inc. of record in Book 8480, page 693, said Register's Office; easements and set back lines as set forth on the above plan of record.

Being the same property conveyed to Federal Home Loan Mortgage Corporation in Trustee's Deed filed November 9, 2012 in Instrument Number 20121109-0103567, Register's Office of Davidson County, Tennessee.

Commonly known as: 308 Williams Court, Nashville, TN 37209

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 their 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 26 day of February 2013.

Federal Home Loan Mortgage Corporation, by its duly authorized attorney-in-fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS")

BY: _____

ITS: Jamey Davis

Certificate of Acknowledgment

State of TEXAS

County of DALLAS)ss.

Personally appeared before me, the undersigned Notary Public, Jamey Davis, 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 _____ 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 February 2013.

_____
Notary Public

My commission expires: 3-7-15

_____
(Seal)

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