Davidson County DEEDWARRSP
Recvd: 04/04/13 14:04 4 pgs
Fees:23.00 Taxes:1372.70
20130404-0033495

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:
Adam Meyerhoff & Laura Meyerhoff
865 GLENDALE LANE
NASHVILLE, TN 37204

Tax ID: 132 09 0 063.00
Order #: 6927725d
Ref #: 830013252

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 23RD day of JAN, 2013, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton TX 75010, Grantor, and ADAM MEYERHOFF, and LAURA MEYERHOFF HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP whose address is 865 GLENDALE LANE NASHVILLE, TN 37204, Grantees.

Witnesseth:

That for and in consideration of the sum of $371,000.00 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 Grantees, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 865 Glendale Lane, Nashville, TN 37204

Being all of that certain property conveyed to GRANTOR, by deed recorded 12/05/2011 as Instrument No.20111205-0094563, 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
Demetris Smith

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 Texas }
COUNTY OF Travis }

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 13 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 $ 371,000.00, 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 12 day of March, 2013.

KIMBERLY PAIGE WISE
MY COMMISSION # EE861277
EXPIRES December 27, 2016
(407) 398-0153 FloridaNotaryService.com

Notary Public
My Commission Expires:

Name and Address of Property Owner:
Adam & Laura Meyerhoff
865 Glendale Lane
Nashville, TN 37204

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Adam & Laura Meyerhoff
865 Glendale Lane
Nashville, TN 37204

EXHIBIT "A"

LAND IN THE 7TH DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, ORR MANOR SUBDIVISION (NOT OF RECORD) AS DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION BY CAMPBELL MCRAE AND ASSOCIATES (STANLEY GREEN MCEAE, TN RLS #1673) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF GLENDALE LANE AT THE COMMON CORNER OF LOTS NOS. 1 & 2 ORR MANOR SUBDIVISION (NOT OF RECORD); THENCE ALONG THE LINE BETWEEN LOTS NOS. 1 & 2 SOUTHEASTERLY 165.5 FEET TO THE COMMON CORNER OF LOTS NO. 1 & 2 OF SAID ORR MANOR SUBDIVISION AND OF LOT 13 SPRINGDALE ESTATES (BOOK 1835, PAGE 104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE); THENCE WITH LOT 13 N 05 DEGREES, 07 MINUTES E 149.4 FEET TO A POINT IN THE NORTHERLY MARGIN OF PASADENA DRIVE, SAID POINT BEING THE COMMON CORNER OF SAID LOTS NO. 1 & 13; THENCE WITH THE NORTHERLY MARGIN OF PASADENA DRIVE N 84 DEGREES 53 MINUTES W 155.4 FEET TO A POINT AT THE BEGINNING OF A 25 FOOT RADIUS TO THE CURVE; THENCE WITH SAID CURVE 37.3 FEET TO A POINT IN THE EASTERLY MARGIN OF THOMPSON AVENUE; THENCE WITH SAID THOMPSON AVENUE NORTHERLY 166 FEET TO A POINT BEGINNING OF A 25 FOOT RADIUS CURVE TO THE RIGHT; THENCE WITH SAID CURVE 24.3 FEET TO A POINT IN THE SOUTHERLY MARGIN OF SAID GLENDALE LANE; THENCE WITH SAID SOUTHERLY MARGIN NORTHEASTERLY 109.8 FEET TO THE POINT OF BEGINNING.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM RUBIN LUBLIN SUAREZ SERRANO TN, LLC, BY DEED DATED 11/28/2011 AND RECORDED 12/05/2011 AS INSTRUMENT NO. 20111205-0094563 OF OFFICIAL RECORDS.

APN: 132 09 0 063.00

Property Address: 865 Glendale Lane, Nashville, TN 37204

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

MEYERHOFF
46638325 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

True Copy Certification

I, Rose M Dorsey, 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 Rose M Dorsey

State of Ohio

Count of Cuyahoga

Personally appeared before me, _Tiffany E Washington, notary public for this county and state, Rose M Dorsey 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

