This Instrument Prepared By:
Andrea McChargue
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDWARRSP
Recvd: 04/10/13 15:11 5 pgs
Fees:28.00 Taxes:247.90
20130410-0035628

New Owner(S) Address & Mail Tax Statements To:
William J. Ledford
184 Park Circle
Old Hickory, TN 37138

Tax ID: 064 09 0 A 025.00
Order #: 7365843d
Ref#: 840686455

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 21 day of March, 2013, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and WILLIAM J. LEDFORD, a(n) married person, whose address is 184 Park Circle, Old Hickory, TN 37138, Grantee

Witnesseth:

That for and in consideration of the sum of $ 67,000.00 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: 4546 South Trace Blvd, Old Hickory, TN 37138

Being all of that certain property conveyed to FEDERAL HOME LOAN MORTGAGE CORPORATION from SHAPIRO & KIRSCH, LLP AS SUBSTITUTE TRUSTEE, by deed dated 7/19/2012 and recorded 7/26/2012, as Instrument No. 201207260065709 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 Grantors covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and have 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

Caroline Spinelli
Printed Name

Witness

Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title Jamey Davis VP
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 Jamey Davis, 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 March, 2013.

Notary Public
My Commission Expires 9-16-14

MARLON BROWN
Notary Public, State of Texas
My Commission Expires
September 16, 2014

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 $ 67,000.00, 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.

Lisa A Brinegar
Affiant

Subscribed and sworn to before me this the 3 day of April, 2013.

KIMBER[illegible] WISE
MY COMMISSION [illegible] EE861277
EXPIRES December 27, 2016
[illegible]0153 FloridaNotaryService.com

Kimberly Rae Wise
Notary Public
My Commission Expires

Name and Address of Property Owner:
William J Ledford
184 Park Circle
Old Hickory, TN 37138

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
William J Ledford
184 Park Circle
Old Hickory, TN 37138

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

"EXHIBIT A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 4546 AS SHOWN ON THE SITE PLAN OF SOUTHFORK CONDOMINIUMS, PHASE ONE, OF RECORD IN BOOK 6783, PAGE 865, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID SITE PLAN BEING EXHIBIT "C" TO THE MASTER DEED FOR SOUTHFORK CONDOMINIUMS OF RECORD IN BOOK 6783, PAGE 839 AND ALSO OF RECORD IN PLAT BOOK 6250, PAGE 386 AND PLAT BOOK 6900, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS SAID UNIT IS DESCRIBED IN SAID MASTER DEED, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM SHAPIRO & KIRSCH, LLP AS SUBSTITUTE TRUSTEE, BY DEED DATED JULY 19, 2012 AND RECORDED JULY 26, 2012, AS INSTRUMENT NO. 20120726-0065709 OF OFFICIAL RECORDS.

Commonly known as: 4546 South Trace Blvd, Old Hickory, TN 37138

LEDFORD
46755234 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

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

True Copy Certification

Melissa Fox
I, ~~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



