Davidson County	DEEDWARRSP
Recvd: 04/10/13 15:36	5 pgs
Fees:28.00 Taxes:296.00	
20130410-0035653	

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:
Shantell D. Pillow
3401 Batavia St.
Nashville, TN 37209

Tax ID: 092050251
Order #: 7656299d
Ref #: 830032081

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 23 day of January 2013, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton TX 75010, Grantor, and SHANTELL D. PILLOW, a(n) single person, whose address is 3401 Batavia St, Nashville, TN 37209, Grantee.

Witnesseth:

That for and in consideration of the sum of $ 80,000.00 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: 3401 Batavia Street, Nashville, TN 37209

Being all of that certain property conveyed to GRANTOR, by deed recorded 11/28/2012 as Instrument No. 20121128-0109039, 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

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 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 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 $ 80,056.00, 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 3 day of April, 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:
Shantell D Pillow
3401 Batavia St.
Nashville, TN 37209

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Shantell D Pillow
3401 Batavia St
Nashville, TN 37209

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 65 ON THE PLAN OF COLLEGE HILL SUBDIVISION, SECTION #2, OF RECORD IN BOOK 2133, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF BATAVIA STREET AT THE COMMON CORNER OF LOTS NOS. 64 AND 65; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTERLY 233.16 FEET TO A POINT IN THE WESTERLY MARGIN OF A 20 FOOT ALLEY; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY58.38 FEET TO A POINT IN THE NORTHERLY MARGIN OF ANOTHER 20 FOOT ALLEY; THENCE WITH THE MARGIN OF THE LAST MENTIONED ALLEY, WESTWARDLY 40.69 FEET TO A POINT, THE COMMON CORNER OF LOTS 65 AND 66 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWESTERLY 258 FEET TO A POINT IN THE SOUTHEASTERLY MARGIN OF BATAVIA STREET, THENCE WITH THE MARGIN OF THE SAME, NORTHEASTERLY 70 FEET TO THE BEGINNING.

BEING ALL THAT CERTAIN PROPERTY CONVEYED TO GRANTOR, BY DEED DATED 11/28/2012 AS INSTRUMENT NO. 20121128-0109039.

Commonly known as: 3401 Batavia Street, Nashville, TN 37209

PILLOW
46755235 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



