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

New Owner(S) Address & Mail Tax Statements To:
Shehata Boules
P.O. BOX 17571
NASHVILLE, TN 37217

Davidson County DEEDWARRSP
Recvd: 06/11/13 15:51 5 pgs
Fees:28.00 Taxes:277.13
20130611-0059522

Tax ID: 150 07 0 369.00
Order #: 7717510d
Ref#: 852836199

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 13 day of May, 2013, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and SHEHATA BOULES, a(n) SINGLE person, whose address is P.O. BOX 17571 NASHVILLE, TN 37217, Grantee.

Witnesseth:

That for and in consideration of the sum of $40,100.00 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"

Commonly known as: 3212 Oakview Court, Antioch, TN 37013

SOURCE OF TITLE: Instrument No 20121213-0114827, Recorded 12/13/2012

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 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.

Witnesses:

Witness

Caroline Spinelli
Print Name

Witness

Print Name

FEDERAL HOME LOAN MORTGAGE CORPORATION
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
By: Charlotte Elliott

Its: VP

STATE OF Texas }
COUNTY OF Dallas }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within by Charlotte Elliott, 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 for Federal Home Loan Mortgage 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 May, 2013.

Brittani Peace

Notary Public
My Commission Expires

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

Witness my hand and official seal at office in the State and County aforesaid on this the _____ day of _____, 2013.

_____
Notary Public
My Commission Expires

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 $74,900.00, 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.

Vivian Burns Vivian Burns
Affiant

Subscribed and sworn to before me this the 31st day of May, 2013.

Notary Public
My Commission Expires

ERIN J. BELIVEAU
MY COMMISSION # EE 109466
EXPIRES: February 14, 2016
Bonded Thru Notary Public Underwriters

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

Shehata Boules
P.O. BOX 17571
NASHVILLE, TN 37217

Name and Address of Property Owner:

Shehata Boules
P.O. BOX 17571
NASHVILLE, TN 37217

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 LOT NO. 20-B ON THE ZONE LOT DIVISION LOT 20 LAKESHORE WOODS, SECTION 2, AS OF RECORD IN BOOK 5200, PAGE 735, 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 SHAPIRO & KIRSCH, LLP, BY DEED DATED DECEMBER 06, 2012 AND RECORDED DECEMBER 13, 2012 AS DOCUMENT NO. 20121213-0114827 OF OFFICIAL RECORDS.

Commonly known as: 3212 Oakview Ct, Antioch, TN 37013

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

BOULES
47045467 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

True Copy Certification

I, Rob Joffre, 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 _____

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Rob Joffre 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



