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

Davidson County	DEEDWARRSP
Recvd: 06/28/13 11:32	5 pgs
Fees:28.00 Taxes:841.75	
20130628-0066762	

New Owner(S) Address & Mail Tax Statements To:
Joshua John Kemph
600 St Jules Lane
Nashville, TN 37211

Tax ID: 173090A10800C
Order #: 7995501d
Ref#: 849576122

SPECIAL WARRANTY DEED 47133663

This instrument, made and entered into on this the 29 day of April, 2013, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and JOSHUA JOHN KEMPH, a(n) single person, whose address is 600 St Jules Lane, Nashville, TN 37211, Grantees.

Witnesseth:

That for and in consideration of the sum of 227,500.00 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: 600 St Jules Lane, Nashville, TN 37211

Being all of that certain property conveyed to FEDERAL HOME LOAN MORTGAGE CORPORATION, by deed dated 02/28/2013 and recorded 03/14/2013 as Instrument No. 20130314-0025515 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 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 Sanelli
Printed Name

T. Moody
Witness

Terrence Moody
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title Charlotte Elliott 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 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 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 29 day of April, 2013.

_____
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 $ 227,500.00, 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 18th day of June, 2013.

Kimberly Paige Wise
Notary Public
My Commission Expires

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

Name and Address of Property Owner:
Joshua John Kemph
600 St Jules Lane
Nashville, TN 37211

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Joshua John Kemph
600 St Jules Lane
Nashville, TN 37211

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. 116 ON THE PLAN OF REVISION ONE, SECTION TWO, LENOX VILLAGE, OF RECORD AS INSTRUMENT NO. 20020731-0091872, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM NATIONWIDE TRUSTEE SERVICES, INC., AS SUBSTITUTE TRUSTEE, BY DEED DATED FEBRUARY 28, 2013 AND RECORDED MARCH 14, 2013, AS INSTRUMENT NO. 20130314-0025515 OF OFFICIAL RECORDS.

Commonly known as: 600 St Jules Lane, Nashville, TN 37211

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

KEMPH TN
47133663
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.

Tiffany E Washington
Notary's Signature

My Commission Expires: Dec 16, 2016

Notary Seal

