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

Davidson County	DEEDWARRSP
Recvd: 07/10/13 16:18	4 pgs
Fees:23.00 Taxes:166.13	
20130710-0071513	

New Owner(S) Address & Mail Tax Statements To:
Fahim Eryan
2089 Brookstone Drive
Mt. Juliet, TN 37122

Tax ID: 136-14-0-232.00
Order #: 7889701d
Ref #: 861279626

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 24 day of June, 2013, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton TX 75010, Grantor, and FAHIM ERYAN, a married person, whose address is 2089 Brookstone Drive, Mt. Juliet, TN 37122, Grantee.

Witnesseth:

That for and in consideration of the sum of $44,900.00, 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: 900 LAUREN COURT NASHVILLE TN 37217
Tax ID: 136-14-0-232.00

Being all of that certain property conveyed to FEDERAL HOME LOAN MORTGAGE CORPORATION, by deed recorded 01/28/2013 as Instrument No.20130128-0008637, 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

Nicole Dalrymple-Hall
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

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, 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 24 day of June 2013.

Caroline Spinelli
Notary Public
My Commission Expires June 11, 2017

CAROLINE SPINELLI
Notary Public, State of Texas
My Commission Expires
June 11, 2017

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 $44,900.00, 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
Affiant

Vivian Burns

Subscribed and sworn to before me this the 5th day of July, 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:
Fahim Eryan
2089 Brookstone Drive
Mt. Juliet, TN 37122

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Fahim Eryan
2089 Brookstone Drive
Mt. Juliet, TN 37122_

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 76B ON THE PLAN ZONE LOT DAVIDSON, LOT NUMBERS 76 AND 77 OF HARBOR GATE, SECTION TWO OF RECORD IN BOOK 6250, PAGE 33 AS AMENDED IN BOOK 6200, PAGE 488, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM MCC TN, LLC, BY DEED DATED JANUARY 24, 2013 AND RECORDED JANUARY 28, 2013 AS INSTRUMENT NO. 20130128-0008637 OF OFFICIAL RECORDS.

Commonly known as: 900 Lauren Court, Nashville, TN 37217

ERYAN
47213390 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

I, Ebony Wilson, 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 Ebony C Wilson

State of Ohio

Count of Cuyahoga

Personally appeared before me, Rose Marie Dorsey, notary public for this county and state, Ebony Wilson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rose Marie Dorsey
Notary's Signature

My Commission Expires: 2-13-2017

Notary Seal

