Davidson County DEEDWARRSP
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Fees:28.00 Taxes:204.98
20130722-0075829

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

New Owner(S) Address & Mail Tax Statements To:
Ronald Pardue
213 Bennett Dr.
Old Hickory, TN 37138

Tax ID: 044-13-0-022.00
Order #: 7868130d
Ref #: 865013263

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 15 day of July, 2013, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Pkwy, Carrollton, TX 75010, Grantor, and RONALD PARDUE, a single man, whose address is 213 Bennett Dr., Old Hickory, TN 37138, Grantee.

Witnesseth:

That for and in consideration of the sum of $55,400.00, Fifty Five thousand Four hundred and 00/100 Dollars, 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: 213 Bennett Drive, Old Hickory, TN 37138
Tax ID: 044-13-0-022.00

Being all of that certain property conveyed to GRANTOR, by deed recorded 01/31/2013 as Instrument No. 20130131-0010109, 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

Nicole Dalrymple-Hall

Printed Name

Witness

Brittani Peace

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

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, its VP, 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 15 day of July, 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 $55,400.00, 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

Subscribed and sworn to before me this the 18th day of July, 2013.

Notary Public

My Commission Expires:

KIMBERLY PAIGE WISE
MY COMMISSION # EE881277
EXPIRES December 27, 2016
(407) 398-0153 FloridaNotaryService.com

Name and Address of Property Owner:
Ronald Pardue
213 Bennett Dr.
Old Hickory, TN 37138

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Ronald Pardue
213 Bennett Dr.
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/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

BEING LOT NO. 69 ON THE PLAN OF THE KNOLL SUBDIVISION, SECTION 4, AS OF RECORD IN BOOK 2854, PAGE 111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 69 FRONTS 72 FEET ON THE SOUTHEASTERLY MARGIN OF BENNETT DRIVE AND EXTENDS BACK 209.6 FEET ON THE NORTHEASTERLY LINE AND 206 FEET ON THE SOUTHWESTERLY LINE TO A LINE IN THE REAR MEASURING 72.05 FEET THEREON.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM SHAPIRO 7 KIRSCH, LLP, SUBSTITUTE TRUSTEE, BY DEED DATED JANUARY 24, 2013 AND RECORDED JANUARY 31, 2013 AS INSTRUMENT NO. 120130131-0010109 OF OFFICIAL RECORDS.

Commonly known as: 213 Bennett Dr, Old Hickory, TN 37138

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

PARDUE
47275076 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

True Copy Certification

I, Ray Goddard, 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 Washington, notary public for this county and state, Ray Goddard 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

