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

Davidson County DEEDWARRSP
Recvd: 07/25/13 12:44 4 pgs
Fees:23.00 Taxes:432.90
20130725-0077101

New Owner(S) Address & Mail Tax Statements To:
Donna Jean Berninger
1249 Shawnee Road
Madison, TN 37115

Tax ID: 052 12 0 108.00 and 052 12 0 108.00
Order #: 7614394d
Ref #:858254559

SPECIAL WARRANTY DEED 47293458

This instrument, made and entered into on this the 12 day of June, 2013, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton TX 75010, Grantor, and DONNA JEAN BERNINGER, a married woman, whose address is 1249 Shawnee Road, Madison, TN 37115, Grantee.

Witnesseth:

That for and in consideration of the sum of $117,000.00 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: 1249 Shawnee Road, Madison, TN 37115

Being all of that certain property conveyed to GRANTOR, by deed recorded 10/15/2012 as Instrument No.20121015-0094292, 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

Printed Name

Witness

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, 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 6 day of June, 2013.

Notary Public
My Commission Expires

CYNTHIA PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 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 $117,000.00, 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 Vivian Burns

Subscribed and sworn to before me this the 22nd day of July, 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:
Donna Jean Berninger
1249 Shawnee Road
Madison, TN 37115

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Donna Jean Berninger
1249 Shawnee Road
Madison, TN 37115

EXHIBIT "A"

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT 73 ON THE PLAN OF SEQUOIA VALLEY, SECTION II, AS OF RECORD IN BOOK 3700, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM J. PHILLIP JONES SUBSTITUTE TRUSTEE, BY DEED DATED OCTOBER 12, 2012 AND RECORDED OCTOBER 15, 2012, AS INSTRUMENT NO. 20121015-0094292 OF OFFICIAL RECORDS.

Commonly known as: 1249 Shawnee Road, Madison, TN 37115

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

BERNINGER
47293458 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED
3

True Copy Certification

I, Alison Smith, 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, Alison Smith 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

