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

Davidson County DEEDWARRSP
Recvd: 09/10/13 08:45 5 pgs
Fees:28.00 Taxes:135.05
20130910-0095256

New Owner(S) Address & Mail Tax Statements To:
William L. Baugher
225 Williamsburg Circle
Brentwood, TN 37027

Tax ID: 044 09 0 A 001.00
Order #: 7733112d
Ref #: 864429518

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 11 day of July, 2013, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and WILLIAM L. BAUGHER, a married man, whose address is225 Williamsburg CircleBrentwood, TN 37027, Grantee.

Witnesseth:

That for and in consideration of the sum of $36,500.00, Thirty-Six thousand Five 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: 108 Keeton Ave., Unit B, Old Hickory, TN 37138
Tax ID: 044 09 0 A 001.00

Being all of that certain property conveyed to GRANTOR, by deed recorded 12/03/2012 as Instrument #: 20121203-0110595 of official records. Scrivener's Affidavit recorded 08/28/2013 as Instrument #: T2013007447 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

Tomas Garza
Printed Name

Witness Brittani Peace

Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title Justin Jung 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 Justin Jung, 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 11 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 $ 36,500.00, 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 4th day of Sept, 2013.

ERIN J. BELIVEAU
MY COMMISSION # EE 169466
EXPIRES: February 14, 2016
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires: 2-14-2016

Name and Address of Property Owner:
William L. Baugher
225 Williamsburg Circle
Brentwood, TN 37027

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
William L. Baugher
225 Williamsburg Circle
Brentwood, TN 37027

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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B AS ESTABLISHED BY THE MASTER DEED ESTABLISHING RAYON CITY TOWNHOMES AS SHOWN AS EXHIBIT B THERETO, AS OF RECORD IN INSTRUMENT 200711200136013, SAID REGISTERS OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all of that certain property conveyed to FEDERAL HOME LOAN MORTGAGE CORPORATION from MCC TN, LLC, SUBSTITUTE TRUSTEE, by deed dated NOVEMBER 29, 2012 and recorded DECEMBER 03, 2012, as Instrument No. 20121203-0110595 of official records. Scrivener's Affidavit recorded 08/28/2013 as Instrument #T2013007447 of official records.

APN: 044 09 0 A 001.00CO

Commonly known as: 108 KEETON AVE UNIT B, OLD HICKORY, TN 37138

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

BAUGHER
47487557 **TN**
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

True Copy Certification

I, Adam Kumler, 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, Adam Kumler 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

