Davidson County DEEDWARRSP
Recvd: 09/12/13 09:04 5 pgs
Fees:28.00 Taxes:384.80
20130912-0096145

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

New Owner(S) Address & Mail Tax Statements To:
Loren J Russell, II
2312 Franco Road
Madison, TN 37115

Tax ID: 089NB00101
Order #: 8162512d
Ref #: 867313635
PARCEL # 043140B027.00-C

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 23 day of July, 2013, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and LOREN J RUSSELL, II, a married person, whose address is 2312 Franco Road, Madison, TN 37115, Grantee.

Witnesseth:

That for and in consideration of the sum of $104,000.00, 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: 2312 Franco Road, Madison, TN 37115
Tax ID: 089NB00101

Being all of that certain property conveyed to GRANTOR, by deed recorded 05/06/2013 as Instrument No. 20130506-0045392 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

Demetris Smith

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 23 day of July, 2013.

Caroline Spinelli
Notary Public
My Commission Expires 6-11-17

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 $104,000.00, 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.

Vivian Bump Vivian Burns
Affiant

Subscribed and sworn to before me this the 30th day of Aug, 2013.

ERIN J. BELIVEAU
MY COMMISSION # EE 169406
EXPIRES: February 14, 2016
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires: 2-14-2016

Name and Address of Property Owner:
Loren J Russell, II
2312 Franco Road
Madison, TN 37115_

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Loren J Russell, II
2312 Franco Road
Madison, TN 37115

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. 27 ON THE PLAN OF LANIER PARK, PHASE ONE, OF RECORD IN INSTRUMENT NO. 20021022-0129511, REGISTER'S OFFICE FOR DAVIDSON COUNTY, 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 NATIONWIDE TRUSTEE SERVICES, INC., BY DEED DATED APRIL 25, 2013 AND RECORDED RECORDED MAY 06, 2013 AS INSTRUMENT NO. 20130506-0045392 OF OFFICIAL RECORDS.

Commonly known as: 2312 Franco Road, Madison, TN 37115

RUSSELL II
47479317 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, 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

