G#25362-8

BOX #14

After Recording, Return To:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

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:
Crystal Frantz & Steven Frantz
337 Haddon Court
Franklin, TN 37067

Tax ID: 07104000400
Order #: 8129246d
Ref #: 874303816

BILL GARRETT, Davidson County
Trans: T20130079563 DEEDWARRSP
Recvd: 09/13/13 10:40 4 pgs
Fees: 23.00 Taxes: 207.20
20130913-0096758

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 27 day of August, 2013, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton, TX 75010, Grantor, and CRYSTAL FRANTZ and STEVEN FRANTZ, whose address is 337 Haddon Court, Franklin, TN 37067, Grantees.

Witnesseth:

That for and in consideration of the sum of $56,000.00, Fifty Six Thousand 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 Grantees, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 121 GORDON TERRACE NASHVILLE TN 37207
Tax ID: 07104000400

Prior Deed recorded 04/18/2013 in Instrument No.20130418-0038503, Davidson County Court Clerk's Office

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

Tonas Garza
Printed Name

Witness

Cynthia Partida Valtierra
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 27 day of August 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 $56,000.00, 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

Subscribed and sworn to before me this the 9th day of September, 2013.

Notary Public
My Commission Expires: May 5, 2015

KATHERINE GOODSON
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:
Crystal Frantz & Steven Frantz
337 Haddon Court
Franklin, TN 37067

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Crystal Frantz & Steven Frantz
337 Haddon Court
Franklin, TN 37067

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"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 AND WEST 15 FEET OF LOT NO. 31 ON THE MAP OF THE JOHN L. GORDON SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM ARNOLD M. WEISS, BY DEED DATED APRIL 9, 2013 AND RECORDED APRIL 18, 2013 AS INSTRUMENT NO. 20130418-0038503 OF OFFICIAL RECORDS.

Commonly known as: 121 Gordon Terrace, Nashville, TN 37207