Davidson County DEEDWARRSP
Recvd: 02/14/14 08:01 3 pgs
Fees:18.00 Taxes:333.00
20140214-0012935

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-5059

STATE OF Tennessee)
COUNTY OF Davidson)
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 12th day of February, 2014

Notary Public
My Commission Expires:

BETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
(Seal)
Commission Expires NOV. 3, 2015

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Michael Henry Nelson 605 South 11th Street Nashville, TN 37206	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	082 04 0 183.00

SPECIAL WARRANTY DEED
(Corporation)

Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20050907-0107449, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Michael Henry Nelson, unmarried, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Described property located in Davidson County, Tennessee, to wit:

Being Lot Number 73, on the Map of Thomby Place, as of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee.

Said Lot Number 73 fronts 50 feel on the northerly side of Sharp Avenue, formerly Osage Avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed April 22, 2013 and recorded as Instrument Number 20130422-0039575 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 891 Sharpe Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 30 day of Jan 2014.

Federal Home Loan Mortgage Corporation

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS") as Attorney in fact and/or agent

BY: _____

ITS: VP

Certificate of Acknowledgment

State of Texas

County of Dallas)ss.

Personally appeared before me, the undersigned Notary Public, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the VP of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 30 day of Jan 2014.

Caroline Spinelli

Notary Public

My commission expires:

6-11-17

(Seal)

CAROLINE SPINELLI
Notary Public, State of Texas
My Commission Expires
June 11, 2017

True Copy Certification

I, Elizabeth J. 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017