This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-5334

BILL GARRETT, Davidson County
Trans:T20140044255 DEEDWARRSP
Recvd: 06/23/14 12:28 4 pgs
Fees:23.00 Taxes:806.23
20140623-0054524

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 $217,900.00, 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 20th day of June, 2014.

Notary Public
My Commission Expires: 2-3-17
(Seal)

DUSTIN DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Logan Epperson and Michael R. Epperson 5071 Cougar Cove Joelton, TN 37080	Wilson Bank & Trust 217 Donelson Pike Nashville, TN 37214	004 00 0 158.00

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 20050907-01017449, 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 Logan Epperson and Michael R. Epperson, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

See Exhibit "A" attached hereto and made a part hereof

Commonly known as: 5071 Cougar Cove, Joelton, TN 37080

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 22 day of April 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: Amanda Roberts

ITS: VP

Certificate of Acknowledgment

State of Texas

County of Dallas)ss.

Personally appeared before me, the undersigned Notary Public, Amanda Roberts, 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 22 day of April 2014.

Notary Public

My commission expires:

6 4 15

(Seal)

CYNTHIA PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 2015

EXHIBIT A

Land in Davidson County, Tennessee, being Tract 8 on the plan of the James J. Caldwell, III and David R. Wade, III property not of record, prepared by Joe M. Cummings dated March 17, 1988, more particularly described as follows:

To find the point of beginning start at the intersection of the Southerly Right-of-Way (25 feet from the centerline) of Coopertown road with the westerly boundary line of property owned by Marie Sloan, of record in deed Book 6842, Page 844, Register's Office for Davidson County, Tennessee, said intersection being Westerly approximately 1375 feet along said right-of-way from Whites Creek Pike; thence, with said Sloan's Westerly boundary line, South 0 degrees 44 minutes 00 seconds West 780.29 feet, to an iron pin in the boundary line of property owned by James J. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, page 663, said register's office; thence severing said Caldwell and Wade property as follows: North 89 degrees 39 minutes 40 seconds West 13.24 Feet to an iron pin; South 27 degrees 33 minutes 00 seconds West 543.79 feet to the beginning of a curve concave to the Northwest and having a radius of 308.52 feet; thence continuing to Sever said Caldwell and Wade property with said curve, an arc distance of 209.23 Feet to the point of tangency; thence continuing to sever said Caldwell and Wade Property South 66 degrees 24 minutes 20 seconds West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 176.45 feet; thence, continuing to sever said Caldwell and Wade property with said curve, an arc distance of 60.97 feet to an iron pin, the point of beginning; thence, continuing to sever said Caldwell and Wade Property. South 43 degrees 23 minutes 20 seconds East 822.71 feet to an iron pin in the Northerly boundary line of property owned by Vernon L. Lain, of record in deed book 5098, page 435, said register office; thence with said Northerly boundary line as follows, South 75 degrees 59 minutes 00 seconds West 429.93 feet to an iron pin, South 87 degrees 10 minutes 00 seconds West 112.06 feet to the Intersection of two drains; thence, again severing said Caldwell and Wade property, North 11 degrees 12 minutes 20 seconds West 582.43 feet to an iron pin; thence, continuing to sever said Caldwell and wade property with a curve concave to the northwest and having a Radius of 50.00 feet, Northeasterly an arc distance of 79.29 feet to an iron pin at the Beginning of a curve concave to the east and having a radius of 50-00 feet; thence, Continuing to sever said Caldwell and Wade property with said curve, Northeasterly an arc distance of 36.14 feet to the beginning of a curve concave to The southeast and having a radius of 176.45 feet; thence, continuing to sever said Caldwell and Wade property with said curve, northeasterly an arc distance of 53.16 Feet to the beginning containing 5.12 acres. The above-described tract is subject to a 30-foot wide right-of-way and easement for the benefit of the Tennessee Gas Pipeline Company severing the Southeasterly portion of said tract with existing high pressure gas pipeline number 100-1 and being described in deed book 1181, page 462, Register's Office for Davidson County, Tennessee.

The above described tract is benefited by a 50 foot wide easement for the purpose of Ingress and egress between said tract and Coopertown road and being more particularly described as follows:

Beginning at an iron pin at the intersection of the southerly right-of-way (25 feet From the centerline) of Coopertown Road with the Westerly boundary line of Property owned by Marie Sloan, of record in Deed Book 6842, page 844, Register's Office for Davidson County, Tennessee, said pin being westerly approximately 1375 Feet along said right-of-way from its intersection with Whites Creek Pike; thence, Leaving said right-of way with said westerly boundary line, South 0 degree 44 minutes 00 seconds west 780.29 feet to an iron pin at said Sloan's Southwest corner; thence, severing the Property of James J. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, Page 663, said Register's Office, as follows: North 89 degrees 39 minutes 40 seconds West 13.24 feet; South 27 degrees 33 minutes

00 seconds West 543.79 feet to the beginning of a curve concave to the Northwest And having a radius of 308.52 feet; thence, with said curve, an arc distance of 209.23 Feet through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, South 66 degrees 24 minutes 20 seconds west 110.59 feet to the beginning of a curve concave to the southeast and Having a radius of 176.45 feet; thence, with said curve, an arc distance of 114.13 feet through a central angle of 37 degrees 03 minutes 40 seconds to the beginning of a turn-in curve to a Cul-de-sac concave to the East and having 'a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 38.14 feet through a central angle of 41 degrees 24 minutes 40 seconds, to the beginning of a cul-de-sac turn around curve concave to the North and having a radius of 50.00 feet; thence, with said turn around curve, an arc distance of 229.35 Feet to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and having a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of a Curve concave to the Southeast and having a radius of 226.45 feet; thence, with said Curve, an arc distance of 146.48 feet through a central angle of 37 degrees 03 minutes 40 seconds to the point of tangency, North 66 degrees 24 minutes 20 seconds East 110.59 feet to the beginning of a curve concave to the northwest and having a radius of 258.52 feet; thence, with said curve, an arc distance of 175.32 feet through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, North 27 degrees 33 minutes 00 seconds East 382.81 feet to the beginning of a curve concave to the west and having a radius of 748.48 feet; thence, continuing to sever said Caldwell and Wade property with said curve and continuing with the Easterly boundary line of property owned by Donald Dickerson, of record in deed book 7271, Page 681, said register's office, an arc distance of 350.30 feet through a central angle of 26 degrees 49 minutes 00 seconds to an iron pin at the point of tangency; thence, with the Easterly boundary line of Hargrove Subdivision, of record in plat book 6050, page 317, said register's office. North 0 degrees 44 minutes 00 seconds East 572.24 feet to a concrete monument In said southerly right-of-way of Coopertown road; thence, with said right-of-way, South 79 degrees 44 minutes 00 seconds East 50.70 feet to the beginning.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed filed for record on February 21, 2014, in Instrument Number 20140221-0014829, Register's Office for Davidson County, Tennessee.