This instrument was prepared by ~~and return to:~~
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1000-5405

Return to:
Fearnley, Martin & McDonald
25 Century Blvd, #212
Nashville, TN 37214

Davidson County DEEDWARRSP
Recvd: 10/24/14 15:12 3 pgs
Fees:18.00 Taxes:333.00
20141024-0098455

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 24th day of October, 2014.

Notary Public
My Commission Expires: 7.3.17

(Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Javier Balderas 1216 North Graycroft Avenue Madison, TN 37115	SAME AS NEW OWNER 536 Nawakwa Trail Madison, TN 37115	033 16 0 078.00

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 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 Javier Balderas, a single man, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section 1, Primrose Meadows, of record in Book 4675, page 18, said Register's Office.

SAID Lot No. 59 fronts 80.0 feet on the southerly margin of Graycroft Avenue and extends back 154.30 feet on the easterly line and 146.79 feet on the westerly line to a dead line in the rear measuring 53.46 feet thereon.

Being the same property conveyed to Federal Home Loan Mortgage Corporation, in Substitute Trustee's Deed filed on May 1, 2014 as instrument number 20140501-0036905, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1216 North Graycroft Avenue, Madison, TN 37115

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 21 **day of** October **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: Justin Jung, VP

Certificate of Acknowledgment

State of Texas

County of Dallas **)ss.**

Personally appeared before me, the undersigned Notary Public, Justin Jung **, 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 21 **day of** October **2014.**

_____

Notary Public

My commission expires:

_____

(Seal)

NICOLE DALRYMPLE-HALL
Notary Public, State of Texas
My Commission Expires
January 26, 2016

Certificate of Authenticity

I, Gail Hudson, 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.

Gail Hudson

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18.