This Instrument Prepared By:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074
Phone: 702-736-6400

Order No. 9482256
Reference No. 9267485

Davidson County DEEDWARRSP
Recvd: 02/03/15 09:36 4 pgs
Fees:23.00 Taxes:477.30
20150203-0009880

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Thomas Blair	Thomas Blair	Map/Parcel:
1345 Bell Road Unit 450	1345 Bell Road Unit 450	162120B074.00
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY-NINE THOUSAND AND NO/100 DOLLARS ($129,000.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Federal Home Loan Mortgage Corporation** has this day bargained and sold, and does hereby transfer and convey unto the said **Thomas Blair, a single person**, Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 14B OF TRACT II ON THE PLAN OF FINAL PLAT, VILLAS AT BELLE PARKE, PHASE II, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20020722-0087814 AND AS DEFINED IN THE AMENDMENT TO MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20040218-0018915 TO WHICH REFERENCE HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Deed from Darryl L. Lyles and Angela N. Lyles of record in Document No. 20141016-0095675, said Register's Office.

The express purpose of this conveyance is to transfer title.

This is unimproved ( ) property known as 1345 Bell Road Unit 450, Antioch, Tennessee 37013
Improved ( )

I/We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

AND I/WE WARRANT the title against all persons claiming under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

BLAIR
49650952 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 20 day of January, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Federal Home Loan Mortgage Corporation

By: _____

Printed Name & Title: Jamey Davis VP

Authorized Signor 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: 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

ACKNOWLEDGMENT

STATE OF Texas)

COUNTY OF Dallas) ss

Before me, Cynthia Partida Valtierra, a Notary Public of the State and County aforesaid, personally appeared Jamey Davis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be VP of **National Default REO Services, a Delaware Limited Liability Company DBA First American Asset Closing Services ("FAACS"), as Attorney in Fact and/or agent for Federal Home Loan Mortgage Corporation**, the within named bargainor, a federally chartered corporation, and that he/she as such VP executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as VP.

NOTARY STAMP/SEAL

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

WITNESS my hand and official seal,
at office in Dallas TX this
20 day of January, 2015

NOTARY PUBLIC
MY Commission Expires: 6 4 15

AFFIDAVIT OF VALUE

STATE OF Texas)

COUNTY OF Dallas)

The actual consideration or value whichever is greater, for this transfer is $129,000.00
Subscribed and sworn to before me this the 20 day of January, 2015.

(Affix Seal)

Affiant Jamey Davis

Notary Public
My Commission Expires: 6/4/15

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

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

True Copy Certification

I, Rob Joffre, 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, Rob Joffre 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



