114811

Special Warranty Deed

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
File TN-41019537

Davidson County DEEDWARRSP
Recvd: 04/30/15 13:48 4 pgs
Fees:23.00 Taxes:425.13
20150430-0038857

SEND TAX BILLS TO:
Name: Jeremy McCoy and Darci McCoy
Address: 2437 Branch Street
Nashville, TN 37216

MAP PARCEL NUMBER: 72-7/225.00

THIS INDENTURE, made and entered into this 24 day of ~~March~~ April, 2015, by and between Federal **Home Loan Mortgage Corporation, its successor and assigns**, party of the first part, and **Jeremy McCoy and Darci McCoy**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FOURTEEN THOUSAND NINE HUNDRED and 00/100 Dollars** ($114,900.00), cash in hand paid, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in City of Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot Number 5 on the unrecorded map of J.R. Henderson's Subdivision, in the 11th Civil District of Said County, described as follows, to wit:

Beginning at a point in the west margin of Branch Avenue, formerly McKinney Avenue, 186 feet south of the southerly margin of McGavock Street, formerly Mazey Lane; thence westerly 213.6 feet to a point which is 200 feet, more or less, south of the southerly margin of McGavock Pike; thence southerly 50 feet to the corner of lots Numbers 5 and 6; thence with the line between said lots easterly 213.6 feet to the westerly margin of Branch Avenue; thence with the margin of the same, northerly 50 feet to the beginning.

This conveyance is made subject to any unpaid taxes, applicable subdivision restrictions, building lines and easements, State and Federal tax liens, and any other matter of record.

For information purposes only:

Derivation: This being the same property conveyed to Federal Home Loan Mortgage Corporation, its successor and or assigns, by Trustee's Deed dated October 6, 2014 and recorded October 7, 2014, as instrument 20141007-0093043 in the Register of Deeds Office for Davidson County, Tennessee.

Commonly known as: 2437 Branch Street, Nashville, Tennessee 37216

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore-described real estate; that it has a good right to sell and convey the same; and that it is passing marketable title and quiet possession thereto; and that it will warrant and forever defend against the lawful claims of all persons claiming though the party of the first part only, with the exceptions of: easements and restrictions of record, tenants in possession (if any) and current year ad valorem taxes.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Federal Home Loan Mortgage Corporation
By Stewart Lender Services, Inc., as Attorney in Fact

By: _____

Print Name: Robert Rhine Title: Authorized Signer

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STATE OF Florida

COUNTY OF Hillsborough **Acknowledgement**

Before me, Jane Harris of the state and county mentioned, personally appeared Robert Rhine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Federal Home Loan Mortgage Corporation, the within named bargainor, a corporation, and that such president or officer as such duly appointed agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Federal Home Loan Mortgage Corporation.

Witness my hand and seal, at office in the above mentioned state and county, this 24 day of April, 2015.

My commission expires: 6/10/17

_____
Notary Public Signature

JANE HARRIS
Notary Public, State of Florida
My Comm. Expires June 10, 2017
No. FF 25501

True Copy Certification

I, Andrew M. Thompson, 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.

Andrew M. Thompson

State of South Carolina

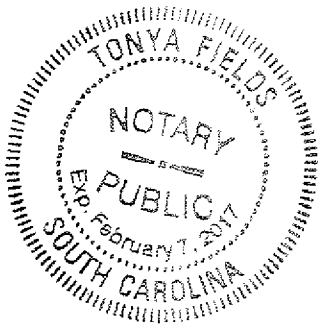
County Of Lexington

Personally appeared before me, Tonya Fields, a notary public for this county and state, Andrew M. Thompson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2-7-2017

Notary Seal:



AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms 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 $114,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209.

Affiant

Subscribed and sworn to before me this 30 day of April, 2015.

Notary Public Signature

My commission expires: 12/2/20

