BILL GARRETT, Davidson County
Trans:T20150050510 DEEDWARRSP
Recvd: 06/24/15 11:58 3 pgs
Fees:18.00 Taxes:362.23
20150624-0060532

Special Warranty Deed

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
File TN-41120210

New Owner:
Bill Benesh and Ann Benesh
3105 Margie Dr.
Joelton, TN 37080

SEND TAX BILLS TO:
Name: Movement Mortgage
Address: 841 Seahawk Ct
Virginia Beach, VA 23452

MAP PARCEL NUMBER: 0151407000

THIS INDENTURE, made and entered into this 20th day of May, 2015, by and between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, party of the first part, and **Ann Benesh and Bill Benesh**, party of the second part,

WITNESSETH: That for and in consideration of **NINETY-SEVEN THOUSAND NINE HUNDRED and 00/100 Dollars** ($97,900.00), 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 Joelton, County of Davidson, State of Tennessee:

LOT NUMBER 30 in Section II, Plan of William Hills Subdivision, of record in Book 4460, Page 62, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

For information purposes only:

Derivation: This being the same property conveyed to **FEDERAL HOME LOAN MORTGAGE CORPORATION** by Trustee's Deed dated December 1, 2014 and recorded December 5, 2014 as Instrument 20141205-0111413 in the Register's Office for Davidson County, Tennessee.

Property commonly known as: 3105 Margie Drive, Joelton, TN 37080

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, his 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 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: Sammie Hale

Print Name: **Sammie Hale** Title: Authorized Signatory

****

STATE OF FL

COUNTY OF Hillsborough **Acknowledgement**

Before me, Jane Harris of the state and county mentioned, personally appeared **Sammie Hale**, 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 20 day of May, 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

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 $97,900.00, 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.

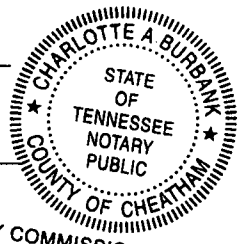
Affiant

Subscribed and sworn to before me this 28th day of May, 2015.

Charlotte A Burbank

Notary Public Signature

My commission expires: _____



MY COMMISSION EXPIRES
JUNE 27, 2016