Prepared by:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd., Ste 401
Nashville, TN 37214

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BILL GARRETT, Davidson County
Trans:T20160013132 DEEDWARRSP
Recvd: 02/17/16 13:11 2 pgs
Fees:13.00 Taxes:508.81
20160217-0015014

TENNESSEE (Conventional) UG#: 9861216

STATE OF TENNESSEE) ss. **SPECIAL WARRANTY DEED**
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, the FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto United Guaranty Residential Insurance Company, 230 N. Elm Street, Greensboro, NC 27401, and their assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The property is commonly known as 4061 Matilda St. Nashville, TN 37207.
see the attached Legal Description

Being the same property conveyed to said Federal Home Loan Mortgage Corporation by Trustee's Deed of Record in the Register's Office in * Book _____, Page _____, * Instrument No. 20150615-0056376 Davidson County, Tennessee,

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, United Guaranty Residential Insurance Company, and their assigns, forever.

Grantee, United Guaranty Residential Insurance Company address is 230 N. Elm Street, Greensboro, NC 27401 is responsible for the payment of real property taxes on subject property.

Said Federal Home Loan Mortgage Corporation warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Federal Home Loan Mortgage Corporation has executed this deed and affixed its corporate seal by its Assistant Treasurer, this 14th day of October, 2015.

FEDERAL HOME LOAN MORTGAGE CORPORATION

(CORPORATE SEAL)

By: _____

Monica Davis, Assistant Treasurer

STATE OF VIRGINIA) ss.
COUNTY OF FAIRFAX)

Before me, Shawnda Williams Karawa, a Notary Public within and for the State and County aforesaid, personally appeared Monica Davis with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Assistant Treasurer of Federal Home Loan Mortgage Corporation, the within named party, a corporation, and that he as such Assistant Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Treasurer.

Witness my hand and seal at office, this 14th day of October, 2015.

_____
Notary Public, Virginia at Large
My Commission Expires:

SHAWNDA WILLIAMS KARAWA
NOTARY PUBLIC
REGISTRATION # 7320518
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JUNE 30, 2018

State of North Carolina

County of Guilford

The actual consideration or value, whichever is greater, for this transfer is $137,516.85.

Affiant [signature] V.P. UGRIC

Subscribed and sworn to before me this 29th day of January, 2016.

TERRI W GARLAND
NOTARY PUBLIC
RANDOLPH COUNTY, NC

Notary Public Terri W. Garland

My Commission Expires: 9/7/16

NEW OWNER'S NAME & ADDRESS	MAIL TAX BILLS TO:
United Guaranty Residential Insurance Company	United Guaranty Residential Insurance Company
230 N Elm St	230 North Elm Street
Greensboro, NC 27401	Greensboro, NC 27401
Tax Parcel No: 04104003800	

Legal Description:

Land in Davidson County, Tennessee, being Lot No. 54 on the plat of Dalemere Subdivision Section 4 of record in Plat Book 3300, Page 45, Register's Office for said County.

Said Lot No. 54 fronts 97 feet on the northeasterly margin of Matilda Street and extends back 290.75 feet on the northwesterly line and 313.32 feet on the southeasterly line to a dead line in the rear, measuring 207.45 feet thereon.

Being all or part of the same property conveyed to Federal Home Loan Mortgage Corporation by virtue of that certain Trustee's Deed dated June 12, 2015, at Instrument No. 20150615-0056376 in the amount of $not referenced in the Register's Office of Davidson County, Tennessee.