File No.: 01288-27759
STM Property ID: 1172926
Property Address: 2940 Baby Ruth Road, U #11, Antioch, TN 37013

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of February, 2016

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-27759

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott W Mitchell	Scott W Mitchell	163110E03800
(NAME)	(NAME)	
2940 Baby Ruth Road, U #11	3331 Goodland Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 27211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160017192 DEEDWARRSP
Recvd: 03/02/16 11:53 2 pgs
Fees:13.00 Taxes:367.78
20160302-0019942

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Federal Home Loan Mortgage Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Scott W Mitchell and Amber R Mitchell, as husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 11, on the plan of Horizontal Property Regime, Oak Grove Townhomes, as shown on plat appearing of record in Instrument 200211260146722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul V. Gaskill, unmarried by Warranty Deed dated 04/07/2008 from Locks Benefit Trust, a Land Trust, T.H. Mattingly as Trustee of record in Instrument 200804160038550, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed dated 08/20/2015 from Brock & Scott, PLLC, as Substitute Trustee of record in Instrument 201508260086361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters as set forth per plat of record in Instrument 200211260146722, said Register's Office.
Master Deed and By-Laws of record in Instrument 200209300118631, as amended in Instrument 200405110053733, said Register's Office.
Easement of record in Book 3843, Page 727, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200210150126623, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2940 Baby Ruth Road, 11, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 19th day of February, 2016.

Federal Home Loan Mortgage Corporation
By: Stewart Lender Services, Inc., as its attorney-in-fact

By: _____
Printed Name: **Robert Rhine**

State of FL
County of Hillsborough

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert Rhine (name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the Authorized Signer (title) of Stewart Lender Services, Inc. and that he/she executed the within instrument for the purposes therein contained, and who further acknowledge that he/she is the attorney-in-fact for Federal Home Loan Mortgage Corporation and that he/she is authorized by Federal Home Loan Mortgage Corporation to execute this instrument on its behalf.

WITNESS my hand and seal this 19 day of FEBRUARY, 2016

_____
Notary Public
My Commission Expires: _____

HOLLY SUSAN TOMLIN
MY COMMISSION # FF 140410
EXPIRES: August 23, 2018
Bonded Thru Notary Public Underwriters

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