File No.: 01288-29066
STM Property ID: 1178137
Property Address: 132 Cedarwood Lane, Madison, TN 37115

POLICY

SPECIAL WARRANTY DEED

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-29066

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
Robert S. Walker	Robert S. Walker	043020A13200CO
(NAME)	(NAME)	
132 Cedarwood Lane	132 Cedarwood Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160028716 DEEDWARRSP
Recvd: 04/08/16 11:33 2 pgs
Fees: 13.00 Taxes: 207.20

20160408-0033859

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 **Robert S. Walker**, 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 all of Lot No. 132, Building I (also known as Unit I-132) on the plan of Phase Two, Site Plan, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 60 as clarified by Clarification of Plat in Book 5497, Page 800, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Carole M. Dollar, unmarried by Warranty Deed dated 12/04/1998 from Shirley Drury, unmarried of record in Book 11242, Page 679, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee dated 11/23/2015 of record in Instrument No. 20151123-0118481 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters as set forth per Plat Book 5200, Page 60, as clarified in Book 5497, Page 800, said Register's Office.
Revised Declaration of Covenants, Conditions and Restrictions of record in Book 5495, Page 661, as amended of record in Book 5669, Page 132, as amended of record in Book 6707, Page 216, as amended of record in Book 9010, Page 503, as amended of record in Book 9010, Page 505, as amended of record in Instrument 200708020092060, said Register's Office.
By-Laws of record in Book 5307, Page 231, said Register's Office. Said By-Laws were amended of record in Instrument 200708020092059, Instrument 201209210085950, and Instrument 201405050037855, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4845, Page

36, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 201103250023033, said Register's Office.
Charter of the Homeowner's Association of record in Book 5307, Page 226, said Register's Office.
Deed to the Homeowner's Association of record in Book 5497, Page 595 and in Book 5684, Page 678, 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 132 Cedarwood Lane, Madison, TN 37115
(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 24 day of March, 2016.

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

By: Sammie Hale
Printed Name:

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 **Sammie Hale** (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 Signatory (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 24 day of March, 2016.

Notary Public
My Commission Expires:

CYNTHIA L. ECK
MY COMMISSION EXPIRES
March 22, 2018
#FF 102393
Bonded thru Notary Public Underwriters
NOTARY PUBLIC STATE OF FLORIDA

File No.: 01288-29066
SMG TN Special Warranty Deed REO