Davidson County DEEDWARRSP
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20161031-0114944

# TRUE COPY CERTIFICATION

I, Patrick Taggart, 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 the law.

Signature

State of Georgia

County of DeKalb

Personally appeared before me, Loan Cao a notary public for county and state, Patrick Taggart, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-10-2019
Notary Seal

LOAN CAO
NOTARY
EXPIRES
GEORGIA
JUNE 10, 2019
PUBLIC
COWETA COUNTY

1179028

**THIS INSTRUMENT PREPARED BY & RETURN TO:**
Brock & Scott, PLLC
4360 Chamblee Dunwoody Rd.
Suite 310
Atlanta, GA 30341
107 B Hart Ln,
Nashville, TN 37207
File # 201607-0098TN

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into on July 21, 2016, by and between:

Federal Home Loan Mortgage Corporation party of the first part, and,

Infusion Properties, LLC party of the second part located at **1105C Greenfield Ave, Nashville, TN 37216**

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson State of Tennessee:

Land in Davidson County, Tennessee. being Unit No. B. together with the appurtenant interest in the common elements of Bomar Subdivision Condominium, a horizontal property regime established by Master Deed, of record in Book 6629, Page 939, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Bomar Subdivision of record in Book 6200, Page 687, 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 Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed dated November 25, 2015 at Instrument # 20151125-0119866 in the Register's Office for Davidson, Tennessee.**

**Property Address: 107 B Hart Ln, Nashville, TN 37207**
**Parcel ID: 060120A002.00**

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

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 their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed, the day and year first above written.

FEDERAL HOME LOAN MORTGAGE CORPORATION
By: STEWART LENDER SERVICES, INC., AS ITS
ATTORNEY IN FACT
BY: _____
PRINTED NAME: Robert Rhine
Authorized Signatory
Pursuant to the Power of Attorney recorded in Hardin County, TN, Instrument# 117902, Book 616, Page 415-416

STATE OF FL
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Rhine, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signer of the Maker, or a constituent of the Maker, and is authorized by the Maker, or by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 21 day of July, 2016.

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

Notary Public

My Commission Expires: _____

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

I, or we, swear or affirm 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 $80,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

FEDERAL HOME LOAN MORTGAGE CORPORATION
by STEWART LENDER SERVICES, INC.,
as its attorney-in-fact
BY: _____
Robert Rhine

Affiant

Subscribed and sworn to before me this 21 day of July, 2016.

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

Notary Public

My Commission Expires: _____

Property Owner & Address:
Infusion Properties, LLC
**1105C Greenfield Ave, Nashville, TN 37216**

Send Taxes to:
Infusion Properties, LLC
**1105C Greenfield Ave, Nashville, TN 37216**