THIS INSTRUMENT PREPARED BY/RETURN TO:
Brock & Scott, PLLC
4919 Memorial Highway, Suite 135
Tampa, FL 33634

Address New Owner(s)
A Way Up LLC
4832 Hickory Way
Antioch, TN 37013

Send Tax Bills To:
A Way Up LLC
4832 Hickory Way
Antioch, TN 37013

Map & Parcel Nos.:
09202038400

BILL GARRETT, Davidson County
Trans:T20170013830 DEEDWARRSP
Recvd: 02/15/17 12:36 2 pgs
Fees:13.00 Taxes:351.50
20170215-0015719

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this the 2 **day of** February, **2017**, by and between **Federal Home Loan Mortgage Corporation**, hereinafter referred to as Grantor, and **A Way Up LLC**, hereinafter referred to as Grantee.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH: That for and in consideration of **NINETY FIVE THOUSAND AND 00/100 DOLLARS ($95,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee, to wit

Being land in Davidson County, Tennessee, being Lot Number 78, Block 1, on the Map of Hefferman Place, as of record in Book 161, Page 138, Register's Office for said County. Said Lot Number 78 fronts 50 feet on the Northerly side of Alameda Street, and runs back, between parallel lines of 140 feet to an alley. Being the same property conveyed to Opal H. Askew from Julius C. Hill by Quitclaim Deed dated May 7, 1998 and recorded May 15, 1998 in Book 10933, Page 470, Register's Office for Davidson County, Tennessee. Also acquired in Book 8408, page 656, Book 8408. Page 656, Book 4526, Page 813, Register's Office for Davidson County, Tennessee.

The property hereinabove described was acquired by party of the first part by instrument recorded in Instrument number 20151102-0111392 in the Register of Deeds Office of Davidson County, Tennessee.

A map showing the above described property is recorded in Plat Book 161 page 138.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that Grantor is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2017** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 2 day of February, 2017.

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

By

Robert Rhine

STATE OF Florida)

COUNTY OF Hillsborough)

The actual consideration for this transfer is **$95,000.00**.

FEDERAL HOME LOAN MORTGAGE CORPORATION
BY STEWART LENDER SERVICES, INC.,
AS its attorney-in-fact
BY:

AFFIANT

Robert Rhine

Subscribed and sworn to before me, this the 2nd day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 1-1-18

KEVIN LEE NIMS
MY COMMISSION EXPIRES 01-01-2018
NOTARY PUBLIC
COMM. #FF080326
STATE OF FLORIDA

STATE OF Florida)

COUNTY OF Hillsborough)

I, Kevin Lee Nims, a Notary Public of the County and State aforesaid, certify that Robert Rhine personally came before me this day and acknowledged that he/she is the Authorized Signatory (title) of Stewart Lender Services, Inc. as Attorney in Fact for Federal Home Loan Mortgage Corporation, and acknowledged the execution of the foregoing instrument, for the purpose therein expressed, for and on behalf of Federal Home Loan Mortgage Corporation, and whose authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in 20170215-0015718, in the Office of the Register of Deeds for Davidson County, Tennessee.

WITNESS my hand and seal at office, this the 2nd **day of** February, **2017**.

NOTARY PUBLIC

My Commission Expires: 1-1-18

KEVIN LEE NIMS
MY COMMISSION EXPIRES 01-01-2018
NOTARY PUBLIC
COMM. #FF080326
STATE OF FLORIDA

Property address:
2416 Alameda St
Nashville, TN 37208