Davidson County DEEDWARRSP
Recvd: 02/10/12 10:47 6 pgs
Fees:33.00 Taxes:888.00
20120210-0012022

Commitment Number: 2673780
Seller's Loan Number: 870844

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Steven T. Cox, 1714 Temple Avenue, Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
131O 3019100

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 19, 2012, by and between **Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, and party of the first part, for $240,000.00 (Two Hundred and Forty Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Steven T. Cox**, hereinafter grantee, party of the second part, whose tax mailing address is **1714 Temple Avenue, Nashville, TN 37215**, the real property described in the Attached Exhibit A:

WITNESSETH: That for and in consideration $240,000.00 (Two Hundred and Forty Thousand Dollars and no Cents), 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 part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the Attached Exhibit A. Said property is commonly known as **1714 Temple Avenue, Nashville, TN 37215**.

Exhibit A

All that certain parcel of land situated in the County of Davidson and State of Tennessee being known and designated as follows: Land in Davidson County, Tennessee, being Lot(s) 47, as shown on the map entitled Map of Neil Hunt Subdivision, of record in Plat Book 974, page(s) 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from Rubin Lubin Suarez Serrano TN LLC, as Substitute Trustee to Federal Home Loan Mortgage Corporation, as described in Doc #20110418-0029764, Dated 04/11/2011, Recorded 04/18/2011 in DAVIDSON County Records.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

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 in their proper gender and number according to the context hereof.

Executed by the undersigned on 1/9, 2012:

Federal Home Loan Mortgage Corporation

By: Chicago Title Insurance Company, its Attorney in Fact.

By: Melissa Harvey

Print Name: Melissa Harvey

Its: AVP

A Power of Attorney relating to the above described property was recorded on 12/7/2006 at Document Number: 20061207-0151393.

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 1/9, 2012 **by** Melissa Harvey **of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact,** who is personally known to me or has produced ——— as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Christina Michelle McCartney
Notary Public
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER)

I, NIKKI SMALLWOOD, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $240,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Nikki Smallwood
Affiant

Affiant, NIKKI SMALLWOOD, subscribed and sworn before me this 20 day of JANUARY, 2012

Sharon R. Glaab
Notary Public

My commission expires: 2-2-16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary Seal (if on Paper)