Davidson County DEEDWARRSP
Recvd: 04/17/12 13:08 5 pgs
Fees:28.00 Taxes:92.50
20120417-0032732

Commitment Number: 2734240
Seller's Loan Number: 887106

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:**
**Shawn Byrum** and **Jennifer Hargrove**, 619 Clarkson Ct Brentwood TN 37027

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**092 02 0 270.00**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 3/22/12, 2012, by and between **Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, and party of the first part, for $25,000.00 (Twenty-Five Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Shawn Byrum** and **Jennifer Hargrove**, hereinafter grantees, party of the second part, whose tax mailing address is 619 Clarkson Ct Brentwood TN 37027 the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $25,000.00 (Twenty-Five 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 **901 26th Avenue North, Nashville, TN 37208**

# Exhibit A

**ALL THOSE CERTAIN LOTS OR PARCELS OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: Land in Davidson County, Tennessee, being the southerly 50 feet of Lot Nos. 221, 222 and 223, of Block No. 11 on the Map of the Subdivision of the Heffernan Place, as of record in Book 161, page 138, Register's Office for said County. Said part of Lot Nos. 221, 222 and 223 fronts 50 feet on the westerly side of 26th Avenue North and runs back between parallel lines, with the northerly margin of Eden Street, 150 feet to a dead line.**

**Being the same property as conveyed from Rubin Lublin Suarez Serrano, TN LLC, as Substitute Trustee to Federal Home Loan Mortgage Corporation , as described in INSTRUMENT NO. 20110616-0046206, Dated 06/09/2011, Recorded 06/16/2011 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 3/22, 2012:

**Federal Home Loan Mortgage Corporation**

**By: Chicago Title Insurance Company, its Attorney In Fact**

**By:** Melissa Harvey

**Name: Melissa Harvey**
**Title: Assistant Vice President**

A Power of Attorney relating to the above described property was recorded on 12/07/2006 at Document Number: 20061207-0151393.

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 22 day of March, 2012, the undersigned authority, personally appeared **Melissa Harvey, Assistant Vice President of Chicago Title Insurance Company as the Attorney in Fact for Federal Home Loan Mortgage Corporation**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority and that this instrument was voluntarily executed under and by virtue of the said authority.

Christina Michelle McCartney
NOTARY PUBLIC
My Commission Expires 4/7/2015
Christina Michelle McCartney

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 ~~TENNESSEE~~ PA
COUNTY OF Beaver )

I, Deborah Kiss,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 25000.06, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant

Affiant, Deborah Kiss, subscribed and sworn before me this 16 day of April, 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