Davidson County DEEDWARRSP
Recvd: 05/03/12 13:02 6 pgs
Fees:33.00 Taxes:203.13
20120503-0038133

Commitment Number: 2929499
Seller's Loan Number: 946785

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:
John Munn, 69 Trimble St. Nashville TN. 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
092 07 0 300.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 4/24, 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 $54,900.00 (Fifty-Four Thousand Nine Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **John Munn**, hereinafter grantee, party of the second part, whose tax mailing address is 69 Trimble St. Nashville TN. 37210, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $54,900.00 (Fifty-Four Thousand Nine Hundred 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 **822 19TH AVE N, NASHVILLE, TN 37208-3404**.

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 AND THE NORTHERLY 50 FEET OF LOT NO. 11 ON THE MAP OF A SUBDIVISION OF LOT NO. 17 OF THE HARDING LYTLE TRACT, AS OF RECORD IN PLAN BOOK 1, PAGE 95, CHANCERY COURT AT NASHVILLE, DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, OCTOBER 19, 1938 AS FOLLOWS: BEGINNING ON THE EASTERLY MARGIN OF 19TH AVENUE NORTH, FORMERLY WALNUT STREET, AT AN IRON PIN 210 FEET SOUTH OF THE SOUTHERLY MARGIN OF HERMOSA STREET; THENCE WITH THE EASTERLY MARGIN OF 19TH AVENUE NORTH, SOUTHWARDLY 100.0 FEET TO A STAKE; THENCE EASTWARDLY 151.0 FEET TO A STAKE; THENCE NORTHWARDLY 91.0 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF HAMILTON STREET, THENCE WITH SAID STREET, WESTWARDLY 22.0 FEET MORE OR LESS, TO THE EASTERLY LINE OF LOT NO 12; THENCE WITH SAID LINE, NORTHWARDLY 10.0 FEET MORE OR LESS, TO THE SOUTHERLY LINE OF LOT 13; THENCE WITH THE SAID LINE SOUTH 62 DEGRESS 15' WEST 135.0 FEET TO THE BEGINNING. INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED HEREFROM IS LOT NO. 12 AS SHOWN ON THE ABOVE REFERENCED MAP IN PLAN BOOK 1, PAGE 95, CHANCERY COURT AT NASHVILLE.

Being the same property as conveyed from NATIONWIDE TRUSTEE SERVICES, INC. to FEDERAL HOME LOAN MORTGAGE CORPORATION, as described in INSTRUMENT NO. 20120125-0006885, Recorded 01/25/2012 in DAVIDSON County Records.

Tax/Parcel ID: 092 07 0 300.00

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 4/24, 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 12/07/2006 at Document Number: 20061207-0151393.

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 4/24, 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 ~~TENNESSEE~~ PA
COUNTY OF Beaver)

I, Amy Yope,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 54,900.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy Yope

Affiant, Amy Yope, subscribed and sworn before me this 27 day of April, 2012.

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, Terri Baker, 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 law.

Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Terri Baker 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: 4-27-2014

Notary' Seal (if on paper)

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