BILL GARRETT, Davidson County
Trans:T20120033018 DEEDWARRSP
Recvd: 05/04/12 13:21 5 pgs
Fees:28.00 Taxes:906.50
20120504-0038670

Commitment Number: 2870289
Seller's Loan Number: 926844

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:
AERIAL INVESTMENT PROPERTIES, LLC, 415 Church St., #2804, Nashville, TN 37219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
115 06 0 104.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 2nd of May, 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 $245,000.00 (Two Hundred and Forty-Five Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **AERIAL INVESTMENT PROPERTIES, LLC**, hereinafter grantee, party of the second part, whose tax mailing address is 415 Church St. #2804 Nashville, TN 37219, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $245,000.00 (Two Hundred and Forty-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 **526 CLEMATIS DR, NASHVILLE, TN 37205-3151**.

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 4-17, 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 4-17, 2012 **by** Melissa Harvey AVP **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 N/A 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.

Mary M Goddard
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

Maximum principal indebtedness for Tennessee recording tax purposes is $245,000.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pa
County of Beaver

I, or we, hereby 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 $245,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 17 day of April, 2012.

Affiant

CHARLES E. HOGUE, JR.
Print Name

(Seal)

Notary Public

My commission expires:
9-4-13

Mary Goddard
Print Name

CTIC# _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section Five West Meade Estates, as of record in Plat Book 3106, Page 73 Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Aerial Investment Properties, LLC by deed from Federal Home Loan Mortgage Corporation of record in Instrument No. _____ _____ _____ Register's Office for Davidson Tennessee.

Being the same property as conveyed from Shellie Watson as Successor Trustee and Angela Boyd as Co-Trustee to Federal Home Loan Mortgage Corporation, as described in Doc #20111103-0085888, Dated 6/21/2006, Recorded 11/03/2011 in DAVIDSON County Records.

FILE NO: 2012042048