Davidson County	DEEDWARRSP
Recvd: 05/11/12 09:21	6 pgs
Fees:33.00 Taxes:148.00	
20120511-0040882	

Commitment Number: 2949134
Seller's Loan Number: 954962

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001 (5)
(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:
Jason Jarrett, 1423 Doziers Ct. Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 07112009300

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 5/4, 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 $40,000.00 (Forty Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Jason Jarrett**, hereinafter grantee, party of the second part, whose tax mailing address is 1423 Doziers Ct. Brentwood, TN 37027, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $40,000.00 (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 **833 CHEROKEE AVE, NASHVILLE, TN 37207-5218**.

Exhibit A

Land in Davidson County, State of Tennessee, described as: Being part of the easterly 45 feet of Lot No. 27 on the map of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for said County. Said part of the easterly 45 feet of Lot 27 fronts 45 feet on the northerly side of Cherokee Avenue and extends back between lots Nos. 27 and 29, 150 feet to a dead line on which it measures 45 feet. Also, being a part of Lot No. 27 in the Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, a plan of which subdivision is of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee. Beginning at a point, the northeasterly corner of said Lot no. 27, thence southerly with the easterly line of said Lot No. 27, 164.1 feet to a point in the easterly line, the northerly corner of the lot conveyed to James Whited and wife, Earlene Whited by deed from Walter B. Williams and wife, Margin L. Williams, of record in Book 2927, Page 461, said Register's Office; thence westerly with the rear line of said lot conveyed to the said James Whited and wife, 50 feet to a point; thence northerly and parallel to the easterly line of said Lot No. 27, 161 feet, more or less, to a point in the rear line of the said Lot No. 27; thence with the rear line of said Lot No. 27, in an easterly direction 51.5 feet, more or less, to the point of beginning. This improved property is known as 833 Cherokee Ave., Nashville, TN. Being the same property as conveyed from Nationwide Trustee Services, Inc. as Substitute Trustee to Federal Home Loan Mortgage Corporation, as described in Doc #20120208-0011250, Dated 01/26/2012, Recorded 02/08/2012 in DAVIDSON County Records. Tax/Parcel ID: 07112009300

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.

Being the same property conveyed to the part of the first part and recorded at: **20120208-0011250**

Executed by the undersigned on 5/4, 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 5/4, 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, Lori Clemmer,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $40,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lori Clemmer
Affiant

Affiant, Lori Clemmer, subscribed and sworn before me this 9 day of May, 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, 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