Davidson County DEEDWARRSP
Recvd: 05/16/12 09:33 6 pgs
Fees:33.00 Taxes:684.50
20120516-0042223

Commitment Number: 2914371
Seller's Loan Number: 943980

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:**
**ALLISON BELL** , 4524 HAMILTON LN ANTIOCH TN 37013

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**150 14 0B 027.00**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 4-10-12, 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 ~~$185,000.00 (One Hundred and Eighty-Five Thousand Dollars and no Cents)~~ *$179,000.00 (One Hundred Seventy-Nine Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **ALLISON BELL** , hereinafter grantee, party of the second part, whose tax mailing address is **4524 HAMILTON LN ANTIOCH TN 37013**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $185,000.00 (One Hundred and Eighty-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 **4524 HAMILTON LN., ANTIOCH TN 37013**.

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:
Instrument No.
20111219-0098554

Executed by the undersigned on 4-10, 2012:

**Federal Home Loan Mortgage Corporation**

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

**By:** Melissa Harvey

**Print Name:** Melissa Harvey

**Its:** VP

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 4-10, 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 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

# Exhibit A

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: BEING LOT NO. 43 OF HAMILTON CHURCH SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 200508310104380, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. Being the same property as conveyed from WEST END HOMES, LLC to DARRYL SCHULER, UNMARRIED , as described in INSTRUMENT NO. 20061204-0149197 , Dated 11/30/2006, Recorded 12/4/2006 in DAVIDSON County Records.**

# OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER )

I, LAUREN KELLEY, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $185,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lauren Kelley
Affiant

Affiant, LAUREN KELLEY, subscribed and sworn before me this 27 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

# 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