BILL GARRETT, Davidson County
Trans:T20120037860 DEEDWARRSP
Recvd: 05/23/12 09:50 5 pgs
Fees:28.00 Taxes:262.70
20120523-0044646

Commitment Number: 2971126
Seller's Loan Number: 967472

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 Farkas, 2120 Hartland Rd, Franklin, TN 37069

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072 13 0 045.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 5/14, 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 $71,000.00 (Seventy-One Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **John Farkas**, hereinafter grantee, party of the second part, whose tax mailing address is 2120 Hartland Rd, Franklin, TN 37069, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $71,000.00 (Seventy-One 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 **1023 CAHAL AVE, NASHVILLE, TN 37206-3309**.

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: **20120319-0023311**

Executed by the undersigned on 5/14, 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 5/14, 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

Maximum principal indebtedness for Tennessee recording tax purposes is 71,000.00
(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 $_____ 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 14 day of May, 2012.

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

Ashley J. Holmes
Affiant

Ashley Holmes
Print Name

(Seal)

Christina Michelle McCartney
Notary Public

My commission expires:
4/7/2015

Christina Michelle McCartney
Print Name

CTIC# _____

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 18, Irvington, as shown on Plat of record in Plat Book 843, Page 60, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed of record in Instrument No. 20120319-0023311; dated March 14, 2012; said Register's Office for Davidson County, Tennessee.

