Davidson County DEEDWARRSP
Recvd: 05/31/12 12:05 6 pgs
Fees:33.00 Taxes:358.90
20120531-0047220

Commitment Number: 2774368
Seller's Loan Number: 898144

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:
Kyle J. Baker and **Bethany Joy Baker** , 8213 RAMSTONE WAY, ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
182 06 0A 178.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 4/30, 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 $97,000.00 (Ninety-Seven Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Kyle J. Baker** and **Bethany Joy Baker** , hereinafter grantees, party of the second part, whose tax mailing address is **8213 RAMSTONE WAY, ANTIOCH ,TN 37013**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $97,000.00 (Ninety-Seven 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 **8213 RAMSTONE WAY, ANTIOCH, TN 37013**.

Exhibit A

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: Land in Davidson County, Tennessee, being all of Lot No. 184, on the Final Plat, Old Hickory Hills, Phase Two - Section One, as shown by plat appearing of record in Instrument Number 20030623-0086188 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot. Being the same property as conveyed from Shellie Wallace as Successor Trustee and Deanna Dorrough as Co-Trustee to Federal Home Loan Mortgage Corporation , as described in INSTRUMENT NO. 20110720-0055536, Dated 07/11/2011, , Recorded 07/20/2011 in DAVIDSON County Records.

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: **20110720-0055536**

Executed by the undersigned on 4/30, 2012:

Melissa Harvey

Federal Home Loan Mortgage Corporation

By: CHICAGO TITLE INSURANCE COMPANY

Name: Melissa Harvey

Its: ATTORNEY IN FACT

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

Before me, Christina Michelle McCartney, a Notary Public of said State and County aforesaid, personally appeared Melissa Harvey its AVP on behalf of **Federal Home Loan Mortgage Corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of _____ the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself as such _____,.

Witness my hand and seal, this 30 day of April 2012

Christina Michell McCartney

Notary Public My Commission Expires APR 07 2015

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 $97,000.00, 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 30 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, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)