Davidson County DEEDWARRSP
Recvd: 07/30/12 16:12 6 pgs
Fees:33.00 Taxes:567.95
20120730-0067198

Commitment Number: 2959649
Seller's Loan Number: 961194

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:
Hitesh M. Patel and **Dana R. Patel**, 937 WAYNEWOOD LN, HERMITAGE, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 075120B01600CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 5-29, 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 $153,500.00 (One Hundred and Fifty-Three Thousand Five Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Hitesh M. Patel** and **Dana R. Patel**, hereinafter grantees, party of the second part, whose tax mailing address is **937 WAYNEWOOD LN, HERMITAGE, TN 37076**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $153,500.00 (One Hundred and Fifty-Three Thousand Five Hundred 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 **937 WAYNEWOOD LN, HERMITAGE, TN 37076.**

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: **20120227-0016798**

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows: Being Lot No. 87 on the Plan of Phase One & a Portion of Phase Two, Section 1, Brookside Woods, a Planned Unit Development of record in Book 9700, Pages 397 and 398, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from WILSON & ASSOCIATES, PLLC to FEDERAL HOME LOAN MORTGAGE CORPORATION, as described in INST# 20120227-0016798, Recorded 02/27/2012 in DAVIDSON County Records.

Executed by the undersigned on 5-29, 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 12/7/2006 at Document Number: 20061207-0151393.

STATE OF Pa
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 5-29, 2012 **by** Melissa Harvey VP **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

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 $153,500.00, 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 26 day of JUNE, 2012.

Notary Public

My commission expires: 8/9/14

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
David P. Priestley, Notary Public
Rochester Twp., Beaver County
My Commission Expires Aug. 9, 2014
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)