Davidson County DEEDWARRSP
Recvd: 08/29/12 11:17 6 pgs
Fees:33.00 Taxes:467.13
20120829-0077971

Commitment Number: 2853949
Seller's Loan Number: 920722

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:
Joseph Troccoli and **Shirley Gayle Troccoli**, 4639 Brown Leaf Dr. Old Hickory TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
086 14 0B 001.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 7/27, 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 $126,250.00 (One Hundred and Twenty-Six Thousand Dollars and Two Hundred and Fifty Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Joseph Troccoli** and **Shirley Gayle Troccoli**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, party of the second part, whose tax mailing address is 4639 Brown Leaf Dr. Old Hickory, TN 37138, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $126,250.00 (One Hundred and Twenty-Six Thousand Dollars and Two Hundred and Fifty 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 **3016 LAKE, DR. 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: **20111012-0079248**

Executed by the undersigned on 7/27, 2012:

Federal Home Loan Mortgage Corporation

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

By: _____

Print Name: Cherri Springer

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 Pennsylvania
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 7/27, 2012 **by** Cherri Springer **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 $126,250.00, 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 23rd day of August, 2012.

Notary Public

My commission expires: 5/4/2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A

All that certain parcel of land situate in Davidson County, Tennessee, being Lot No. 1, on the Plan of Revised Plan of Lots 1 thru 4 on plan of Fleetwood Subdivision, Phase I, of record in Book 6900, Pages 465 and 466, as revised in Book 7900, Page 318, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property as conveyed from Rubin Lublin Suarez Serrano, TN LLC as Substiute Trustee to Federal Home Loan Mortgage Corporation, as described in Doc No. 20111012-0079248, Dated 10/07/2011, Recorded 10/12/2011 in DAVIDSON County Records.

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)