BILL GARRETT, Davidson County
Trans:T20130002565 DEEDWARRSP
Recvd: 01/10/13 08:52 5 pgs
Fees:28.00 Taxes:173.53
20130110-0003101

Commitment Number: 3000355
Seller's Loan Number: 982415

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
ServiceLink
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
THERESA ELMS, 3969 Stewart Rd., Kemah, TX 77565

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
052130A04500CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the December 17, 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 $46,900 .00 (Forty -Six Thousand Nine Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **THERESA ELMS,** married hereinafter grantee, party of the second part, whose tax mailing address is 3969 Stewart Rd., Kemah, TX 77565 the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $46,900.00 (Forty - Six Thousand Nine 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

Executed by the undersigned on 12-17, 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 20061207-0151393

STATE OF Pa
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 12-17, 2012 **by** Cherri Springer AVP **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.

_____
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

Maximum principal indebtedness for Tennessee recording tax purposes is 46,700.00
(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 $ 46,900.00 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 17 day of Dec, 2012.

Affiant

Cherri Springer
Print Name

(Seal)

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

Notary Public

My commission expires:
9-4-13

Mary Goddard
Print Name

CTIC# _____

commonly known as **2712 PENN MEADE DR, NASHVILLE, TN 37214**

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.

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING UNIT 45 AS CREATED AND ESTABLISHED BY THE MASTER DEED AND BYLAWS FOR RIVER GLEN, A HORIZONTAL PROPERTY REGIME, OF RECORD IN BOOK 7566, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND AS SHOWN AND DESCRIBED ON THE PLAN FOR RIVER GLEN, PHASE I, OF RECORD IN BOOK 6900, PAGE 671, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN SAID MASTER DEED AND BYLAWS, AS MAY BE FROM TIME TO TIME AMENDED AS PROVIDED THEREIN.

BEING THE SAME PROPERTY AS CONVEYED FROM LAWRENCE CHRISTMAN AND WIFE, VANESSA CHRISTMAN TO CATHY J. CRISP, AN UNMARRIED PERSON, AS DESCRIBED IN BOOK 10078 PAGE 639, DATED 05/31/1996, RECORDED 06/07/1996 IN DAVIDSON COUNTY RECORDS.

BEING the same property conveyed to Federal Home Loan Mortgage Corporation by deed from Rubin Lublin Suarez Serrano TN PLLC f/k/a Rubin Lublin Suarez Serrano LLC of record in Instrument 20120521-0043880, Register's OFfice for said County.