BILL GARRETT, Davidson County
Trans:T20130012577 DEEDWARRSP
Recvd: 02/14/13 09:29 5 pgs
Fees:28.00 Taxes:296.00

20130214-0014983

Commitment Number: 2995800
Seller's Loan Number: 979264

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

Return to

Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
931-540-1282

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

New Property Owner/Mail Tax Statements To:
HOLLY WEISMAN, 48 Fieldstone Ln, Oyster Bay, NY 11771

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
165-14-0-064.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the Jan. 18, 2013, 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 $80,000.00 (Eighty Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **HOLLY WEISMAN**, hereinafter grantee, party of the second part, whose tax mailing address is 48 Fieldstone Ln, Oyster Bay, NY 11771, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $80,000.00 (Eighty 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 4733 GREYSTONE ST, ANTIOCH, TN 37013

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.

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 12/7/2006

at 20061207-0151393

STATE OF Pa
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 1-18, 2013 **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.

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

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 37, on the Plan of (Revised) Section One, Peppertree Forest, of record in Book 6900, Pages 973-975, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ralph Stevens by Quitclaim Deed from Ralph Stevens d/b/a Land Enterprises, dated November 1, 2001, recorded November 7, 2001, of record in Instrument No. 20011107-0122904, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated April 30, 2012, recorded May 7, 2012, of record in Instrument No. 20120507-0038884, Register's Office for Davidson County, Tennessee.

Maximum principal indebtedness for Tennessee recording tax purposes is 80,000.00
(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 $80,000.00 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 18 day of Jan, 2013.

Affiant

Cheri 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# _____