Commitment Number: 3063443
Seller's Loan Number: 1013569

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

Davidson County	DEEDWARRSP
Recvd: 03/18/13 11:00	6 pgs
Fees:33.00 Taxes:133.20	
20130318-0026447	

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

New Property Owner/Mail Tax Statements To:
Winward Properties, Inc.
7126 Bakers Bridge Avenue, Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
06012002400

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the March 12, 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 $36,001.00 (Thirty-Six Thousand, One Dollar and Zero Cents) in consideration paid grants with covenants of limited warranty to **Winward Properties, Inc.**, hereinafter grantee, party of the second part, whose tax mailing address is 7126 Bakers Bridge Avenue, Brentwood, TN 37027, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $36,001.00 (Thirty-Six Thousand, One Dollar and Zero 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 2910 Morningside Drive, Nashville, TN 37207.

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 THOSE CERTAIN PARCELS OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LOTS 39 AND 40, BLOCK "B", HIGHLAND PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 33, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY AS CONVEYED FROM SHAPIRO & KIRSCH, LLP TO FEDERAL HOME LOAN MORTGAGE CORPORATION, AS DESCRIBED IN INSTRUMENT NO. 20121011-0093197, RECORDED 10/11/2012 IN DAVIDSON COUNTY RECORDS.

Executed by the undersigned on 3-5, 2013:

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 12/7/2006 at 20061207-0151393.

STATE OF Pa
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 3-5, 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

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(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 $36,001.00 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 5 day of March, 2013.

Affiant

Bridget McCullough
Print Name

(Seal)

Mary M Goddard
Notary Public

My commission expires:

9-4-13

Mary Goddard
Print Name

CTIC# _____

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

I, Andy Maloney, 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 original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE