(1)

BILL GARRETT, Davidson County
Trans:T20130035257 DEEDWARRSP
Recvd: 04/30/13 08:42 5 pgs
Fees:28.00 Taxes:296.03
20130430-0042684

Commitment Number: 3120333
Seller's Loan Number: 1037320

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:
MICA D CRAYTON, 1382 RURAL HILL RD, UNIT 118, ANTIOCH, TN 37013
PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 163020C08300CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 4th day of April 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 $80,007.00 (Eighty Thousand Seven Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **MICA D CRAYTON**, hereinafter grantee, party of the second part, whose tax mailing address is **1382 RURAL HILL RD, UNIT 118, ANTIOCH, TN 37013**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $80,007.00 (Eighty Thousand Seven 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 **1382 RURAL HILL RD, UNIT 118, 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 3-15, 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

Return To:

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494

13-3038

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 $ 80,009.00 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 15 day of March, 2013.

Lori Bush
Affiant

Lori Bush
Print Name

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

(Seal)

Mary M Goddard
Notary Public

My commission expires:

9-4-13

Mary Goddard
Print Name

CTIC# _____

Exhibit A

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 83, UNIT NO. 118, AS DESCRIBED IN THE MASTER DEED AND BYLAWS FOR AUTUMN RIDGE TOWNHOMES/CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT 20060404-0038533, AND AMENDED IN INSTRUMENT 20060419-0045063, AND IN INSTRUMENT 20061115-0141803, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

Being the same property as conveyed from Wilson & Associates, PLLC as Successor Trustee to Federal Home Loan Mortgage Corporation , as described in INSTRUMENT NO. 20130123-0007412, Recorded 01/23/13 in Davidson County Records.Executed by the undersigned on 4/4/13, 2013: