Commitment Number: 3114530
Seller's Loan Number: 1034300

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

Davidson County DEEDWARRSP
Recvd: 05/14/13 10:47 6 pgs
Fees:33.00 Taxes:447.70
20130514-0048412

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

New Property Owner/Mail Tax Statements To:
Erika Navarro, 12344 OLD HICKORY BLVD ANTIOCH TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
165 00 0 098.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 7th day of May, 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 One Hundred Twenty One Thousand Dollars and No Cents ($121,000.00) in consideration paid grants with covenants of limited warranty to **Erika Navarro,** hereinafter grantee, party of the second part, whose tax mailing address is **12344 OLD HICKORY BLVD ANTIOCH TN 37013**, the real property described in the **Attached Exhibit A:** Vsingle

WITNESSETH: That for and in consideration One Hundred Twenty One Thousand Dollars and No Cents ($121,000.00), 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 **12344 OLD HICKORY BLVD 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 12/07/2006 at 20061207-0151393

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 5-7, 2013 by Cherri Springer AVP of ServiceLink 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 my comm exp: 9.4.13
Mary M Goddard

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

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 $ 121 000.00 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 1 day of May, 2013.

Affiant

Cherri Springer

Print Name

(Seal)

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

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows:

A Tract or Parcel of land lying in the 2nd Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson-Miller dated April 24, 1956, containing 7.54 acres, more or less.

Beginning at a point in the northerly margin of Old Hickory Boulevard, said point being the southeast corner of the herein described property and begin 416 feet from a 10 inch elm located in the northerly margin and said 10 inch elm being the southeast corner of the tract of land conveyed to Sam D. Peach and Robert E. Parrish by deed from E. W. Hackney and wife, Clara F. Hackney, of record in Book 3917, page 826, said Register's Office; thence S69°30'W along the northerly margin of Old Hickory Boulevard 306.2 feet to a point; thence N 2°20'W 1,358 feet to a point; thence S84°45'E 214 feet to a point; thence S00°45'W 110 feet to a point, thence S8°40'E 1,120 feet, more or less to the point of beginning.

Being the same property as conveyed from NATIONWIDE TRUSTEE SERVICES, INC. to FEDERAL HOME LOAN MORTGAGE CORPORATION, as described in NST# 20130116-0005155, Recorded 01/16/2013 in the DAVIDSON County Register of Deeds, Tennessee.

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

My Commission Expires: 4-27-2014
Notary Seal (If on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries