BILL GARRETT, Davidson County
Trans:T20130059012 DEEDWARRSP
Recvd: 07/11/13 10:27 5 pgs
Fees:28.00 Taxes:1332.00
20130711-0071691

Commitment Number: 3083345
Seller's Loan Number: 1020935

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

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

New Property Owner/Mail Tax Statements To:
Daniel Lewis
1004 Jackson St
Nashville, TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08116063001

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 24 day of June 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 Three Hundred Sixty Thousand Dollars and No Cents ($360,000.00) in consideration paid grants with covenants of limited warranty to **Daniel Lewis**, hereinafter grantee, party of the second part, whose tax mailing address is **1004 Jackson St, Nashville, TN 37208**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration Three Hundred Sixty Thousand Dollars and No Cents ($360,000.00), 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 1004 Jackson St, Nashville, TN 37208.

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.

Executed by the undersigned on 6-24 **,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 on 12/07/2016 at Document Number 20061207-0151393

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 6-24, 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

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 $360,000.00 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 24 day of June, 2013.

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# _____

Exhibit A

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 55.0 FEET OF LOT NUMBER 15, THE WESTERLY 55 FEET OF THE SOUTHERLY 30.0 FEET OF LOT NUMBER 14, PLAN OF SAM HASLAM, NASHVILLE DAVIDSON COUNTY, TENNESSEE, AS OF RECORD IN BOOK 21 PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF JACKSON STREET AT THE EASTERLY OF A 12.0 FT. ALLEY; THENCE WITH AN EASTERLY MARGIN OF SAID 12.0 ALLEY NORTH 35 DEG. 00MIN. WEST, 80.0 FT. TO AN IRON PIN, PASSING THE ORIGINAL LOT LINE OF LOTS NOS. 14 AND 15 AT 50.0 FT; THENCE LEAVING MARGIN OF SAID ALLEY NORTH 54 DEG. 36 MIN. EAST 55.0 FT. TO AN IRON PIN; THENCE SOUTH 35 DEG. 00 MIN. EAST 80.0 FT. TO AN IRON PIN IN THE NORTHERLY MARGIN OF JACKSON STREET; THENCE WITH THE NORTHERLY MARGIN OF JACKSON STREET SOUTH 54 DEG. 36 MIN. WEST 55.0 FT. TO THE POINT OF BEGINNING.

Being the same property as conveyed from HOWARD WEAR, A MARRIED PERSON to MITCHELL POLLARD, AN UNMARRIED PERSON , as described in INSTRUMENT NO. 20061221-0157290 , Dated 12/21/2006 , Recorded 12/21/2006 in Davidson County Records.

Being the same property as conveyed from Wilson & Associates, PLLC, Successor Trustee to Federal Home Loan Mortgage Corporation, as described in Doc No. 20121107-0103013, Recorded 11/07/2012 in the Davidson Official Records.