Davidson County	DEEDWARRSP
Recvd: 09/04/13 10:05	6 pgs
Fees:33.00 Taxes:680.80	
20130904-0092973	

Commitment Number: 3123488
Seller's Loan Number: 1039006

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:
Terry & Margie Pence
4113 Russell Branch Ct
Antioch, TN 37013-4594

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173 16 0A 268.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 24 day of July 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 Eighty Four Thousand Dollars and No Cents ($184,000.00) in consideration paid grants with covenants of limited warranty to **Terry & Margie Pence**, hereinafter grantee, party of the second part, whose tax mailing address is **4113 Russell Branch Ct, Antioch TN 37013-4594**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration One-Hundred Eighty Seven Thousand, Five Hundred Dollars and No Cents ($187,500.00) 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 4113 Russell Branch Ct, Antioch TN 37013-4594.

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 July 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 was recorded on the above property on 12/07/2006 in instrument 20061207-0151393 in Davidson County Official Records.

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 7/24, 2013 by Cherri Springer 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.

Christina Michelle McCartney
Notary Public
Christina Michelle McCartney

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
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 $184000-00 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 July, 2013.

Affiant

Cherri Springer

Print Name

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(Seal)

Christina Michelle McCartney

Notary Public

My commission expires:

4/7/2015

Christina Michelle McCartney

Print Name

CTIC# _____

Exhibit A

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

LOT NO. 32 ON THE PLAN OF HIDDEN CREEK, PHASE 5 OF RECORD IN INSTRUMENT NO. 20060627-0076912, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property as conveyed from JENNACA GHELETCA to CORNEL GHELETCA , as described in INSTRUMENT NO. 20111005-007713, Dated 7/13/2011 , Recorded 10/5/2011 in DAVIDSON County Records.

Being the same property as conveyed from MCC TN, LLC as substitute trustee, to Federal Home Loan Mortgage Corporation, as described as instrument number 20130128-0008636, Recorded 01/28/2013 in the Davidson County Official Records.

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

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

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