Davidson County DEEDWARRSP
Recvd: 09/20/13 12:19 6 pgs
Fees:33.00 Taxes:329.30
20130920-0099353

Commitment Number: 3162709
Seller's Loan Number: 1054531

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:
Justin Kirkland
407 Pitts Ave
Old Hickory, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
053-16-0-073.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 25 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 Eighty Nine Thousand Dollars and No Cents ($89,000.00) in consideration paid grants with covenants of limited warranty to **Justin Kirkland**, single hereinafter grantee, party of the second part, whose tax mailing address is **407 Pitts Ave, Old Hickory, TN 37138**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration Eighty Nine Thousand Dollars and No Cents ($89,000.00), 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 407 Pitts Ave, Old Hickory, TN 37138.

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.

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 $ $9,000.00 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 25 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)

Notary Public

My commission expires:

4/7/2015

Christina Michelle McCartney

Print Name

CTIC# _____

Exhibit A

A certain lot or parcel of land in the 4th Civil District of Davidson County, Tennessee, being part of Tract No. 10 on the unrecorded plan of the Life and Casualty Insurance Company's Subdivision, described as follows:

Beginning on the westerly margin of Pitts Avenue at a point 300 feet south of the southerly margin of the right of way of the Tennessee Central Railroad; thence with the westerly margin of said avenue southwardly 65 feet; thence westwardly and parallel to the southerly margin of said right of way 275 feet; thence northwardly and parallel to the westerly margin of Pitts Avenue 65 feet; thence eastwardly 275 feet to the beginning. Description is the same as the previous deed of record.

Being the same property conveyed to Dawn K. Whitley, by deed from Brent Vicars and wife, April Vicars, of record in Instrument No. 20061017-0128792, in the Register's Office of Davidson County, Tennessee.

Being the same property as conveyed from Shapiro & Kirsch, LLP, to Federal Home Loan Mortgage Corporation, as described in Instrument Number 20130422-0039543, Recorded 04/22/2013 in the Davidson Official Records.

Executed by the undersigned on July 25 **,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 Doc Number 20061207-0151393 in Davidson County Official Records

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 7/25, 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

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

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 23, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-23-2014
Notary Seal (If on Paper)