Davidson County DEEDWARRSP
Recvd: 09/23/13 08:59 7 pgs
Fees:38.00 Taxes:414.40
20130923-0099542

Commitment Number: 3191773
Seller's Loan Number: 1062672

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd #3191773
Aliquippa, PA 15001

This instrument prepared by:
ServiceLink LLC
400 Corporation Drive
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
Joan E Celli and Eric J Celli
735 Tulip Grove Rd. 218
Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
075120F03200CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the day of , 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 Twelve Thousand Dollars and No Cents ($112,000.00) in consideration paid grants with covenants of limited warranty to **Joan E Celli** as single person **and Eric J Celli** as single person, hereinafter grantee, party of the second part, whose tax mailing address is 735 Tulip Grove Rd. 218, Hermitage, TN 37076, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration One Hundred Twelve Thousand Dollars and No Cents (112,000.00), 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

Executed by the undersigned on 8-27 **,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 No. 20061207-0151393 in Davidson County Official Records

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 8-27, 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 $_____ 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 27 day of Aug, 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

following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **735 Tulip Grove Rd, Hermitage, TN 37076-4627.**

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.

OATH OF VALUE

Warranty Deed

STATE OF PENNSYLVANIA
COUNTY OF BEAVER

I, CHARLENE CRAWFORD, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $112,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Charlene Crawford
Affiant

Affiant, Charlene Crawford, subscribed and sworn before me this 17 day of September, 2013.

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

Christina Michelle McCartney
Notary Public

My commission expires: 4/7/2015

Exhibit A

All that certain parcel of land in Davidson County, Tennessee being Lot 32 AKA UNIT 218, TULIP COVE TOWNHOMES, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as conveyed from Marquis Homes, LLC, a Tennessee Limited Liability Company to Michelle L. Brandon, married, as described in Instrument No. 20071009-0120141, Dated 10/05/2007, Recorded 10/09/2007 in DAVIDSON County Records.

Being the same property as conveyed from Shapiro & Kirsch, LLP to Federal Home Loan Mortgage Corporation, as described in Doc No. 20130612-0059675 Recorded 06/12/2013 in the Davidson 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

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