Davidson County DEEDWARRSP
Recvd: 10/04/13 15:34 6 pgs
Fees:33.00 Taxes:1498.50
20131004-0104781

Commitment Number: 3204019
Seller's Loan Number: 1068948

After Recording Return To:
ServiceLink LLC
400 Corporation Drive
Aliquippa PA 15001
(800) 439-5451

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

New Property Owner/Mail Tax Statements To:
Zahid Kirmani and Afshan Kirmani
6308 Palomar Ct
Nashville, TN 37211-7486

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172-10-0B-156.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 21st day of August, 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 Four Hundred Five Thousand Dollars and No Cents ($405,000.00) in consideration paid grants with covenants of limited warranty to **Zahid Kirmani and Afshan Kirmani**, hereinafter grantee, party of the second part, whose tax mailing address is 6308 Palomar Ct, Nashville, TN 37211-7486, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration Four Hundred Five Thousand Dollars and No Cents ($405,000.00), 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 **6308 Palomar Ct, Nashville, TN 37211-7486.**

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 8-21 **,2013:**

Federal Home Loan Mortgage Corporation
By: Chicago Title Insurance Company, its Attorney in Fact

By: Kimberly A. Arndt

Print Name: Kimberly A. Arndt

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 8-21, 2013 by Kimberly A. Arndt AVP of Service Link 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 $ 405,000.00 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 21 day of Aug, 2013.

Kimberly A. Arndt
Affiant

Kimberly A. Arndt
Print Name

(Seal)

Mary M Goddard
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

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development as of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property as conveyed from Turnberry Homes, L.L.C. to Tabitha Spencer, unmarried, as described in Document No. 20070830-0104620, Dated 08/29/2007, Recorded 08/30/2007 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 Instrument # 20130709-0070870 Recorded 07/09/2013 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: 11-27-2014
Notary' Seal (If on Paper)