BILL GARRETT, Davidson County
Trans:T20130089085 DEEDWARRSP
Recvd: 10/16/13 11:01 5 pgs
Fees:28.00 Taxes:629.00
20131016-0108009

Commitment Number: 3148122
Seller's Loan Number: 1048812

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:
Tim Matthews
15425 El Capitan Real Lane
El Cajon, CA 92021

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
07203007500

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 12 day of Sept 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 Seventy Thousand Dollars and No Cents ($170,000.00) in consideration paid grants with covenants of limited warranty to **Tim Matthews**, hereinafter grantee, party of the second part, whose tax mailing address is , the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration One Hundred Seventy Thousand Dollars and No Cents (170,000.00), 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 **1308 Stratford Ave, Nashville, TN 37216-2742.**

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.

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows:

Land in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 245 on the Plan of Inglewood Place, of record in Plat Book 332, page 101, Register's office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property as conveyed from Alex T. Warner, Sr., Mary W. Smith and husband Stephen M. Smith, Beth W. Shearron and husband, Charles T. Shearron, Sr., Linda A. Warner, Alice N. Warner and Paul E. Warner and wife, Jackie Warner, heirs at law of Elnora Black Warner to Alex T. Warner, Jr., as described in Book 8708 Page 87, Dated 05/27/1992, Recorded 08/21/1992 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 # 20130318-0026863, Recorded 03/18/2013 in the Davidson Official Records.

Executed by the undersigned on 9-12 **,2013:**

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

By: _____

Print Name: Christopher Daniel

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 9-12, 2013 by Christopher Daniel 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, 2017
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 $ 170,000.00 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 12 day of Sept, 2013.

Affiant

Christopher Daniel

Print Name

(Seal)

Mary M Goddard

Notary Public

My commission expires:

9-4-17

Mary Goddard

Print Name

CTIC# _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES