BILL GARRETT, Davidson County
Trans:T20130090693 DEEDWARRSP
Recvd: 10/22/13 10:42 5 pgs
Fees:28.00 Taxes:295.63
20131022-0110036

Commitment Number: 3178574
Seller's Loan Number: 1059788

After Recording Return To:
ServiceLink LLC
1400 Cherrington Parkway
Moon Township, PA 15108
(800) 439-5451

This instrument prepared by:
ServiceLink LLC
1400 Cherrington Parkway
Moon Township, PA 15108
(800) 439-5451

**New Property Owner/Mail Tax Statements To:**
**Taylor Properties I LLC**
**3117 Noble Valley Drive**
**Nashville, TN 37214**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**086060A51800CO**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 23rd day of September, 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 Seventy Nine Thousand Nine Hundred and No Cents ($79,900.00) in consideration paid grants with covenants of limited warranty to **Taylor Properties I LLC**, hereinafter grantee, party of the second part, whose tax mailing address is 3117 Noble Valley Drive, Nashville, TN 37214, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration Seventy Nine Thousand Nine Hundred Dollars And No Cents ( 79,900.00), 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 518 Chandler PL, Hermitage, TN 37076-2735.

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** 9-24 **,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 Number 20061207-0151393 in Davidson County Official Records**

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 9-24, 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, 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 $ 79,900 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 Sept, 2013.

Christopher S. Pacella
Affiant

Christopher S. Pacella
Print Name

Mary M Goddard
Notary Public

(Seal)

My commission expires:
9-04-17

Mary Goddard
Print Name

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

CTIC# 3178574

## Exhibit A

All that certain condominium situated in the County of Davidson, State of Tennessee, being known and designated as follows:

Being Unit No. 518 on the Plan of Steeplechase Condominiums as shown on Exhibit "C" of the Master Deed as recorded in Book 6816, Page 483, Register's Office for Davidson County, Tennessee and as amended by Amendment to the Master Deed of Steeplechase Condominiums by Book 7390, Page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed from WEISSMAN NOWACK CURRY & WILCO, PC to OCWEN LOAN SERVICING, LLC, as described in Doc No. 20130517-0049836, Recorded 05/17/2013 in Davidson County Records.

Being the same property conveyed from Weissman Nowack, Curry & Wilco, P.C. to FEDERAL HOME LOAN MORTGAGE CORPORATION by deed recorded 09/18/2013 in Instrument Number 20130918-0098231 in the Register's Office of Davidson County, Tennessee.