Davidson County DEEDWARRSP
Recvd: 01/30/14 13:42 6 pgs
Fees:33.00 Taxes:592.00
20140130-0008481

Commitment Number: 3188122
Seller's Loan Number: 1062012

After Recording Return To:
ServiceLink LLC R 3188122
1200 Cherrington Parkway
Moon Township, PA 15108
(800) 439-5451

This instrument prepared by:
ServiceLink LLC
1200 Cherrington Parkway
Moon Township, PA 15108
(800) 439-5451

New Property Owner/Mail Tax Statements To:
Brenda Gauss
799 Dry Creek Rd
Goodlettsville, TN 37072-4006

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
024-00-0-111.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 20 day of Dec, 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 Sixty Thousand Dollars and No Cents ($160,000.00) in consideration paid grants with covenants of limited warranty to **Brenda Gauss** married, hereinafter grantee, party of the second part, whose tax mailing address is **799 Dry Creek Rd, Goodlettsville, TN 37072-4006** the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration One Hundred Sixty Thousand Dollars and No Cents ($160,000.00), 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 **799 Dry Creek Rd, Goodlettsville, TN 37072-4006.**

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 12-20 **,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 ALLEGHENY

The foregoing instrument was acknowledged before me on 12-20, 2013 by Cherri Springer, AVP of ServiceLink, Chicago Title 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
Mary M Goddard

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 ~~ALLEGHENY~~

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 $ 160000.00 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 20 day of Nov, 2013.

Affiant

Dustin Krashna

Print Name

(Seal)

Notary Public

My commission expires:

9-4-17

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# _____

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 the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made by Wayne S. Cooper, Sr., Surveyor, August 12, 1970, as follows:

Beginning in the center of Dry Creek Road at the Southwest corner of the property conveyed to Henry Morris Moore by Deed from Grace B. Moore of record in Book 4209, Page 284, Register's Office for said County; thence with the center of said road North 53 degrees 55 minutes West 148.0 feet to an iron pin; thence continuing North 53 degrees 23 minutes West 50 feet to a point; thence leaving Dry Creek Road North 40 degrees 15 minutes East 376.45 feet to an iron pin; thence South 85 degrees 41 minutes East 444.84 feet to an iron pin; thence South 33 degrees 30 minutes West 350 feet to a point; thence North 66 degrees 17 minutes West 100 feet to an iron pin; thence North 64 degrees 57 minutes West 200 feet to an iron pin; thence South 32 degrees 38 minutes West 200 feet to the Point of Beginning, containing 3.21 acres, more or less.

Being the same property as conveyed from Tracey K. Jackson to Jan Douglas Jackson, as described in Doc No. 20050524-0058236, Dated 05/19/2005, Recorded 05/24/2005 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. 20130604-0056282, Recorded 06/04/2013 in the Davidson Official Records.

True Copy Certification

I, Dana L. Baxendell, 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 original document executed and authenticated according to law.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

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