Commitment Number: 3249103
Seller's Loan Number: 1116934

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

BILL GARRETT, Davidson County
Trans:T20140045102 DEEDWARRSP
Recvd: 06/25/14 12:41 5 pgs
Fees:28.00 Taxes:291.93
20140625-0055576

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

New Property Owner/Mail Tax Statements To:
Sandra S Groby and Mark G Groby

117 Nubby Lane
Cochran, GA 31014-2458

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
033-00-0-036.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 9 day of May, ~~2013~~ 2014, 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 Eight Thousand Nine Hundred Dollars and NO Cents ($78,900.00) in consideration paid grants with covenants of limited warranty to **Sandra S Groby and Mark G Groby** III, hereinafter grantee, party of the second part, whose tax mailing address is 1207 S Dickerson Rd, Goodlettsville, TN 37072-2002, the real property described in the **Attached Exhibit A:** \ wife and husband,

WITNESSETH: That for and in consideration Seventy Eight Thousand Nine Hundred Dollars And NO Cents (78,900.00), 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 1207 S Dickerson Rd, Goodlettsville, TN 37072-2802.

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 5-9 2014 ~~,2015.~~

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 Document Number 20061207-015393 in Davidson County Official Records

STATE OF Pennsylvania
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me on 5-9, 2014 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 Pennsylvania
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 $ 76,900.00 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 9 day of May, 2014.

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:

Being Land in the 10th Civil District of Davidson County, Tennessee, and more particularly bounded and described according to a survey by Hickerson and Johnson, Engineers, Job No. HJ110-62 on a survey dated August 20, 1962, and revised October 10, 1962 and more particularly described according to said survey as follows: BEING a portion of the northerly part of Lot 5 of the Eppy Cunningham Lands of record in Book 58, page 56, Register's Office for Davidson County, Tennessee, and said Tract of land begins at a point in the center line of Dickerson Pike, 127.5 feet southwesterly of the common corners of Lots 4 and 5 in said Subdivision and runs with the center of said Dickerson Pike, South 52 deg. 30 min. West 127.5 feet, the common corner to the G. M. Walker, et al, tract, formerly the Marie Studer tract; thence with the line between the said Walker tract and the Johnson tract, North 1 deg. 20 min. East 51 feet to an iron pin; thence continuing on with said call, 1033 feet to an iron pin; thence North 84 deg. 30 min. East 100.75 feet to an iron pin, the common corner of the Wiederhold tract; thence with the line between the Wiederhold tract and the Johnson tract, South 1 deg. 27 min. West 1017 feet to the center line of said highway, and point of beginning, and containing 2 1/2 acres, more or less.

Being the same property as conveyed from RUBIN LUBLIN TN, PLLC to FEDERAL HOME LOAN MORTGAGE CORPORATION, as described in Inst. No. 20140306-0018699, Recorded 03/06/2014 in Davidson County Records.

Being the same property conveyed from RUBIN LUBLIN TN, PLLC, to FEDERAL HOME LOAN MORTGAGE CORPORATION by deed recorded 03/06/2014 in Inst No. 20140306-0018699 in the Register's Office of Davidson County, Tennessee.