Davidson County DEEDWARRSP
Recvd: 09/15/14 08:52 6 pgs
Fees:33.00 Taxes:400.08
20140915-0083996

Commitment Number: 3226885
Seller's Loan Number: 1098561

After Recording Return To:
ServiceLink LLC
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:
Susan Manning
129 Nashboro Greens
Nashville, TN 37217-3870

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135-11-0C-015.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 8 day of Sept, 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 One Hundred Eight Thousand One Hundred Twenty Nine Dollars and NO Cents ($108,129.00) in consideration paid grants with covenants of limited warranty to **Susan Manning** single, hereinafter grantee, party of the second part, whose tax mailing address is 129 Nashboro Greens, Nashville, TN 37217-3870 , the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration One Hundred Eight Thousand One Hundred Twenty Nine Dollars And NO Cents (108,129.00), 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 129 Nashboro Greens, Nashville, TN 37217-3870.

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

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

Being Lot No. 15, on the Plan of Horizontal Property Regime, Private Element Plat, Phase One, Nashboro Village- Tract 18, as of record in Plat Book 9700, Page 968 and amended in Plat Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed from Patrick T. Powers, a single person, to Patrick T. Powers, a single person and Linda Stinson, a single person, as described in Instrument Number 20041214-0148441, Dated 11-19-2004 and Recorded 12/14/2004 in the Register's Office of DAVIDSON County Records.

Being the same property conveyed from Wilson & Associates, PLLC, Successor Trustee to FEDERAL HOME LOAN MORTGAGE CORPORATION by deed recorded 11/18/2013 in Instrument Number 20131118-0118750 in the Register's Office of Davidson County, Tennessee.

Executed by the undersigned on September 8 **,2014:**

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

By: _____

Print Name: Merran Metz

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 Allegheny

The foregoing instrument was acknowledged before me on Sept 8, 2014 by Merran Metz 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.

Christina Michelle McCartney
Notary Public

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

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 $ 108,129.00 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 8 day of September, 2014.

Affiant

Dustin Krashna

Print Name

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

(Seal)

Notary Public

My commission expires:

4/7/2015

Christina Michelle McCartney

Print Name

CTIC# _____

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