File Box 8

BILL GARRETT, Davidson County
Trans:T20140088874 DEEDWARRSP
Recvd: 11/25/14 13:15 5 pgs
Fees:28.00 Taxes:888.00
20141125-0108725

Commitment Number: 3263704
Seller's Loan Number: 1126308

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/[illegible]:
Carla Ruiz
6713 Cold Stream Dr
Nashville, TN 37221-4662

MAIL TAX STATEMENTS TO:
CHURCHILL MORTGAGE CORP
761 OLD HICKORY BLVD., #400
BRENTWOOD, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
155-03-0D-052.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 21 day of Oct, 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,

$240,000.00 . in consideration paid grants with covenants of limited warranty to **Carla Ruiz** , hereinafter grantee, party of the second part, whose tax mailing address is 6713 Cold Stream Dr, Nashville, TN 37221-4662, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration Two Hundred Fifty One Thousand Five Hundred Dollars And NO Cents (251,500.00), 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 6713 Cold Stream Dr, Nashville, TN 37221-4662.

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 10-21 **,2014:**

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 Pennsylvania
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me on 10-21, 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 $240,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.
($240,000.00)

Subscribed and sworn to before me

This 21 day of Oct, 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

Being known and designated as: All that certain parcel of land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section 1, Allens Green, of record in Book 7900 page 632, said Register's office, to which reference is hereby made for a more complete description.

Being the same property as conveyed from Deanna Wilburn to James R. Wilburn, as described in Doc #20120808-0070843, Dated 08/08/2012, Recorded 08/08/2012 in Davidson County Records..

Being the same property conveyed from WILSON & ASSOCIATES, P.L.L.C, to FEDERAL HOME LOAN MORTGAGE CORPORATION by deed recorded 05/13/2014 in Ins No 20140513-0040875 in the Register's Office of Davidson County, Tennessee.