BILL GARRETT, Davidson County
Trans:T20150027926 DEEDWARRSP
Recvd: 04/14/15 12:48 5 pgs
Fees:28.00 Taxes:327.45
20150414-0032925

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Commitment Number: 3293532
Seller's Loan Number: 1140649

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:
Margarita Perez Torres
457 Clearwater Dr
Nashville, TN 37217-4009

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15001018700

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 30 day of Jan, 2015, 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 Eighty Eight Thousand Five Hundred Dollars and NO Cents ($88,500.00) in consideration paid grants with covenants of limited warranty to **Margarita Perez Torres** , hereinafter grantee, party of the second part, whose tax mailing address is 457 Clearwater Dr, Nashville, TN 37217-4009, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration Eighty Eight Thousand Five Hundred Dollars And NO Cents (88,500.00), 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 457 Clearwater Dr, Nashville, TN 37217-4009.

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: Land in Davidson County, Tennessee, Being Lot No. 153 on the Plan of Edge-O-Lake Estates, Section 8, of record in Book 3700, Page 101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Rubin Lublin TN, PLLC, to FEDERAL HOME LOAN MORTGAGE CORPORATION by deed recorded 08/28/2014 in Document Number 20140828-0078696 in the Register's Office of Davidson County, Tennessee.

Executed by the undersigned on 1-30 **,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 20061207-0151393 in Davidson County Official Records

STATE OF Pennsylvania
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me on 1-30, 2015 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 $ 88,500.00 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 30 day of Jan, 2015.

Affiant

Dustin Krashna
Print Name

(Seal)

Notary Public

My commission expires:

Mary Goddard
Print Name

CTIC# _____

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