BILL GARRETT, Davidson County
Trans:T20150053747 DEEDWARRSP
Recvd: 07/02/15 15:49 5 pgs
Fees:28.00 Taxes:403.30
20150702-0064511

Commitment Number: 3290188
Seller's Loan Number: 1139354

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:
James Martin and Terry Martin
8354 Riley Adcock Rd
Joelton, TN 37080-8894

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
00400010900

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 15 day of May, 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 One Hundred Nine Thousand Dollars and NO Cents ($109,000.00) in consideration paid grants with covenants of limited warranty to **James Martin and Terry Martin** , hereinafter grantee, party of the second part, whose tax mailing address is 8354 Riley Adcock Rd, Joelton, TN 37080-8894, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration One Hundred Nine Thousand Dollars And NO Cents (109,000.00), 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 8354 Riley Adcock Rd, Joelton, TN 37080-8894.

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 lying in the 14th Civil District of Davidson County, Tennessee and being part of a larger tract of land belonging to Fred Baxter as described in Deed Book 5259, page 415 at the Register's Office of Davidson County, Tennessee and being more particularly described according to a survey by Reasons Engineering & Associates, Inc. as follows:

Beginning at a concrete monument found in the North margin of Riley Adcock Road at the Southeast corner of Butler and the Southwest corner of the herein described lot; thence from said point of beginning North 35 degrees 26 minutes 10 seconds West 336.76 feet with the East line of Butler to an iron pin found at a fence in the East line of Baxter; thence with Baxter and generally with a fence the following calls: North 06 degrees 42 minutes 17 seconds East 129.94 feet to an iron pin found, North 03 degrees 24 minutes 33 seconds East 143.92 feet to an iron pin set; thence on a new line through Baxter South 40 degrees 22 minutes 07 seconds East 211.32 feet to an iron pin set in the West line of Adcox; thence with Adcox South 40 degrees 22 minutes 07 seconds East 384.28 feet to a concrete monument found in the North margin of Riley Adcock Road; thence with said margin the following calls; along a curve with radius= 315.49 feet, length= 102.57 feet, and chord= South 61 degrees 12 minutes 23 seconds West 102.12 feet, South 70 degrees 31 minutes 12 seconds West 132.33 feet to the point of beginning.

Being the same property as conveyed from Althea Dunn Baxter, unmarried to Walter C. Riley and wife, Mary Beth Riley, as described in Book 10295 Page 480, Dated 12/09/1996, Recorded 12/09/1996 in Davidson County Records.

Being the same property conveyed from PRIORITY TRUSTEE SERVICES OF TN,LLC, Substitute Trustee to FEDERAL HOME LOAN MORTGAGE CORPORATION by deed recorded 09/02/2014 in Instrument Number 20140912-0083720 in the Register's Office of Davidson County, Tennessee.

Executed by the undersigned on 5-15 **,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 Instrument Number 20061207-0151393 in Davidson County Official Records

STATE OF Pennsylvania
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me on 5-15, 20 15 by Cherri Springer of Jericho 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.

_____
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jody L. Mayer, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Nov. 16, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

State of Pennsylvania
County of ALLEGHE...

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 $109,000 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 15 day of May, 2015.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jody L. Mayer, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Nov. 16, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Affiant

Dustin Krashna
Print Name

(Seal)

Notary Public

My commission expires:
11-16-16

Jody L. Mayer
Print Name

CTIC# _____