THIS INSTRUMENT PREPARED BY/RETURN TO:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341
Address New Owner(s)
Emerald New Beginnings LLC
1528 Coleman Rd
Knoxville, Tennessee 37909

Send Tax Bills To:
Emerald New Beginnings LLC
1528 Coleman Rd
Knoxville, Tennessee 37909

Map & Parcel Nos.:
03316005200

Davidson County DEEDWARRSP
Recvd: 03/09/17 14:44 4 pgs
Fees:23.00 Taxes:528.73
20170309-0023552

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this the 7th **day of February, 2017**, by and between **Federal Home Loan Mortgage Corporation**, hereinafter refeed to as Grantor, and **Emerald New Beginnings LLC**, hereinafter referred to as Grantee.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH: That for and in consideration of **ONE HUNDRED FORTY TWO THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($142,900.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Madison, County of Davidson, State of Tennessee, to wit

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLAN OF PRIMROSE MEADOWS, SECTION 1, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4675, PAGE 18 , IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMES BARRY ASHTON AND DOROTHY A. ASHTON, HUSBAND AND WIFE FROM SANDRA R. WOLCHOK, MARRIED, BY DEED DATED OCTOBER 31, 2001, AS INSTRUMENT NO. 200111120123919, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property hereinabove described was acquired by party of the first part by instrument recorded in Book Instrument No. 20160126-0007210 in the Register of Deeds Office of Davidson, Tennessee.

A map showing the above described property is recorded in Plat Book 4675 page 18.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that Grantor is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2017** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 7 day of FEBRUARY, 2017.

GRANTOR:
Federal Home Loan Mortgage Corporation
By: Stewart Lender Services, Inc., as its attorney-in-fact

_____
By Robert Rhine

STATE OF FL)

COUNTY OF HILLSBOROUGH

The actual consideration for this transfer is **$142,900.00**.

FEDERAL HOME LOAN MORTGAGE CORPORATION
by STEWART LENDER SERVICES, INC.,
as its attorney-in-fact
BY: _____
AFFIANT Robert Rhine

Subscribed and sworn to before me, this the 7 day of FEBRUARY, 2017.

_____
NOTARY PUBLIC

HOLLY SUSAN TOMLIN
MY COMMISSION # FF 140410
EXPIRES: August 23, 2018
Bonded Thru Notary Public Underwriters

My Commission
Expires: _____

FL

STATE OF _____)

COUNTY OF HILLSBOROUGH

I, HOLLY SUSAN TOMLIN, a Notary Public of the County and State aforesaid, certify that Robert Rhine personally came before me this day and acknowledged that he/she is the AUTHORIZED SIGNOR (title) of Stewart Lender Services, Inc. as Attorney in Fact for Federal Home Loan Mortgage Corporation, and acknowledged the execution of the foregoing instrument, for the purpose therein expressed, for and on behalf of Federal Home Loan Mortgage Corporation, and whose authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Instrument No. 15001350 in the Office of the Register of Deeds for Shelby County, Tennessee.

WITNESS my hand and seal at office, this the 7 **day of** FEBRUARY, **2017**.

_____
NOTARY PUBLIC

HOLLY SUSAN TOMLIN
MY COMMISSION # FF 140410
EXPIRES: August 23, 2018
Bonded Thru Notary Public Underwriters

My Commission
Expires: _____

Property address:
197 199 Connare Drive
Madison, TN 37115

stewart

Stewart Lender Services, Inc.
9700 Bissonnet, Suite 1500
Houston, TX 77036
(866) 315-7741 main

Stewart Lender Services, Inc. has been appointed by HomeSteps, a unit of Federal Home Loan Mortgage Corporation also known as Freddie Mac as attorney-in-fact to act, do and perform, on behalf of Freddie Mac, with full power and authority to act for it, in its place and stead, any and all lawful acts, matters and things whatsoever requisite, necessary, proper, or convenient to be done as fully as Freddie Mac might or could do itself for all intents and purposes, in connection with the sale of real estate owned Freddie Mac. Stewart Lender Services, Inc. authorizes the following representatives to execute all seller related documents associated with the sale of all Freddie Mac real estate owner property by POA:

Peggy Dalton, Authorized Signatory

Jacquelyn Courtney, Authorized Signatory

Joyce Valentine, Authorized Signatory

Dale Elms, Authorized Signatory

Brenda Bergez, Authorized Signatory

Cliff Lounsbury, Authorized Signatory

Heather Miller, Authorized Signatory

Carrie Galloway, Authorized Signatory

Kelly French, Authorized Signatory

Paula Huff, Authorized Signatory

Robert Rhine, Authorized Signatory

Martin Brown, Authorized Signatory

Cynthia Eck, Authorized Signatory

Robin Dwyer, Authorized Signatory

Elizabeth Kenig, Authorized Signatory

Gabrielle Tennison, Authorized Signatory

Abigail Aday, Authorized Signatory

Holly Tomlin, Authorized Signatory

Amanda Jonas, Authorized Signatory

Ericka Brunette, Authorized Signatory

Christina Ratliff, Authorized Signatory

Melissa Nunley, Authorized Signatory

Sammie Hale, Authorized Signatory

Jason Nadeau, President

TRUE COPY CERTIFICATION

I, Patrick Taggart, 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 the law.

Signature

State of Georgia

County of DeKalb

Personally appeared before me, Loan Cao a notary public for county and state, Patrick Taggart, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-10-2019
Notary Seal

LOAN CAO
NOTARY
EXPIRES
GEORGIA
JUNE 10, 2019
PUBLIC
COWETA COUNTY