Commitment Number: **160296058**
Seller's Loan Number: **1193992**

Davidson County	DEEDWARRSP
Recvd: 03/13/17 10:13	6 pgs
Fees:33.00 Taxes:1343.10	
20170313-0024284	

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:
LUCAS B. SALYERS AND KARIS R. SALYERS
421 Overall Drive,
Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
171080A02200CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 9 day of Feb, 2017, 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 **Three Hundred Sixty-three Thousand Dollars and no/100 cents ($363,000.00)** in consideration paid grants with covenants of limited warranty to **Lucas B. Salyers and Karis R. Salyers**, hereinafter grantee, party of the second part, whose tax mailing address is **421 Overall Dr., Brentwood, TN 37027**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **Three Hundred Sixty-three Thousand Dollars and no/100 cents ($363,000.00)**, 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 **421 Overall Dr., Brentwood, TN 37027.**

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 FEB 9 **,2017:**

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

By: _____

Print Name: Charles E. Hogue Jr.

Its: AVP

A Power of Attorney was recorded on the above property on 12/7/2006 in Book 20061207-0151393, in the Davidson County Official Records

STATE OF PA
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me on FEB 9, 2017 by Charles E. Hogue Jr., AVP of CHICAGO TITLE INSURANCE COMPANY for FHLMC who is personally known to me or has produced N/A 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
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

State of Tennessee
County of Davidson

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 $363,000.00 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 9 day of FEB, 2017.

Affiant

Charles E. Hogue Jr.
Print Name

(Seal)

Notary Public

My commission expires:

9-4-17

Mary M. Goddard
Print Name

CTIC# 160296058

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

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS:

LOT NO. 22 ON THE PLAN OF COTTONPORT PLANTATION, PHASE I, OF RECORD IN PLAT BOOK 6900, PAGE 529-530, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERBY MADE FOR A MORE COMPLETE DESCRIPTION

TAX ID: 171-08-0A-022.00

Being the same property conveyed from **Wilson & Associates, PLLC**, to FEDERAL HOME LOAN MORTGAGE CORPORATION by deed recorded **09/20/2016** in Instrument Number **20160920-0099054** in the Register's Office of **Davidson** County, Tennessee.

True Copy Certification

I, Emily J. Riley, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Michael J. Webb a notary public for this county and state, Emily J. Riley 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: May 6 2019
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019