1198226

Davidson County DEEDWARRSP
Recvd: 07/26/17 13:55 3 pgs
Fees:18.00 Taxes:443.63
20170726-0075743

File No.: 01288-35627
STM Property ID: 211711
Property Address: 3600 Bear Hollow Road, Whites Creek, TN 37189

SPECIAL WARRANTY DEED

Return TO:

Providence Title, LLC
25 Century Blvd. Suite 402
Nashville, TN 37214

STATE OF FL
COUNTY OF Hillsborough

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ day of _____

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KEVIN LEE NIMS NOTARY PUBLIC STATE OF FLORIDA COMM. #FF080336 MY COMMISSION EXPIRES: May 01-2018

FEDERAL HOME LOAN MORTGAGE CORPORATION by STEWART LENDER SERVICES, INC., as its attorney-in-fact

Robert Rhine

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Musgrove	Mark Musgrove	030-00-0-208.00
(NAME)	(NAME)	
3600 Bear Hollow Road	3600 Bear Hollow Road	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Federal Home Loan Mortgage Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mark Musgrove and Kim Musgrove, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEGINNING at an iron pin in the center of Bear Hollow Road, in the west line of Book 5699, page 129. Register's Office for Davidson County, Tennessee, the southeast corner of a 5.22 acre tract; thence leaving road with the east line of said 5.22 acre tract, thence leaving road with east line of said 5.22 acre tract, North 21 degrees 29' 16" West 184.35 feet to an iron rod; North 40 degrees 28' 23" West 91.18 feet to an iron rod; North 47 degrees 22' 44" West 22.75 feet to an iron rod; thence with a new line, North 76 degrees 43' 11" East 1255.87 feet to an iron rod; thence South 25 degrees 21' 57" East 346.26 feet to a point in the center of Bear Hollow Road; thence with centerline of said Road, with a curve to the left, delta 23 degrees 58' 45", radius 417.77 feet, chord North 77 degrees 40' 12" West 173.57 feet , a distance of 174.84 feet; thence South 65 degrees 40' 50" West 221.82 feet; thence with a curve to the right, delta 08 degrees 12' 00", radius 1275.69 feet, chord South 69 degrees 46' 50" West 182.42 feet, a distance of 182.57 feet; thence leaving said Road, North 54 degrees 06' 00" West 83.22 feet to a point, South 76 degrees 26' 52" West 82.72 feet to a point, South 37 degrees 26' 22" West 88.70 feet to the center of Bear Hollow Road; thence with centerline of said Road, with a curve to the right, delta 09 degrees 00' 39", radius 1275.69 feet, chord South 87 degrees 38' 32" West 200.42 feet, a distance of 200.63 feet, South 87 degrees 51' 08" West 173.98 feet to a point; thence with a curve to the left, delta 01 degrees 52' 27", radius 3316.33 feet, chord North 88 degrees 47' 21" West 108.47 feet, a distance of 108.48 feet to the beginning, containing 10 acres, more or less, according to survey of Randolph L. Chapdelaine, Number 1444, dated March 6, 1985.

Included in the above described property but excluded from this conveyance is a tract of land conveyed to James I Coldwell, III and David R. Wade, III of record in Book 7467, Page 626 as corrected in Book 7637, page 733, Register's Office for Davidson County, Tennessee, said tract being further described as follows:

LOT 30 of the DAVID WADE DIVISION
COMMENCING at an iron pin in the west line of Harriet Gupton, said pin being the northeast corner of Lot 27 of the David Wade Division and being located North 25 degrees 21 minutes 57 seconds West 351.19 feet to an iron pin and the true point of beginning for the herein described tract; thence South 76 degrees 43 minutes 11 seconds West 569.97 feet to an iron pin being the northeast corner of Floyd Evans Lot 20; thence South 25 degrees 21 minutes 57 seconds East 383.13 feet to an iron pin 12.5 feet from the center of Bear Hollow Road; thence North 54 degrees 6 minutes 00 seconds West 563.16 fret to an iron pin being the Southwest corner of the Harriet Gupton line; thence North 25 degrees 21 minutes 57 seconds West to the true point of beginning, containing 4.38 acres, more or less, according to a survey by Randolph L. Chapdelaine, dated March 6, 1985, and revised March 9, 1988.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed dated 12/27/2016 from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, Substitute Trustee and recorded of record in Instrument 20161230-0137532, Register's Office for Davidson County, Tennessee.

Subject to County of Davidson taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3600 Bear Hollow Road, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 7th day of July, 2017.

FHLMC
Federal Home Loan Mortgage Corporation
By: Stewart Lender Services, Inc., as its attorney-in-fact as Instrument # 20170725-0074994

By: _____
Printed Name: Robert Rhine
Authorized Signatory

State of FL
County of Hillsborough

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert Rhine (name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the Authorized Signor (title) of Stewart Lender Services, Inc. and that he/she executed the within instrument for the purposes therein contained, and who further acknowledge that he/she is the attorney-in-fact for Federal Home Loan Mortgage Corporation and that he/she is authorized by Federal Home Loan Mortgage Corporation to execute this instrument on its behalf.

WITNESS my hand and seal this 17 day of July, 2017.

Notary Public
My Commission Expires: _____

KEVIN LEE NIMS
MY COMMISSION EXPIRES 01-01-2018
NOTARY PUBLIC
COMM. # FF 080326
STATE OF FLORIDA

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

File No.: 01288-35627
STM Property ID: 211711
Property Address: 3600 Bear Hollow Road, Whites Creek, TN 37189

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019