Bill Garrett Davidson County
Batch# 52055 DEEDWARRSP
01/26/2018 04:25:30 PM 6 pgs
Fees: $33.00 Taxes: $1,276.50
20180126-0008635

Commitment Number: 170096589
Seller's Loan Number: 652222234

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
ROGER DAVIS and **SHAYLA DAVIS**, 3480 GREER RD, GOODLETTSVILLE, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
006-00-0-011.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 12/20, 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 $345,000.00 (Three Hundred Forty Five Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **ROGER DAVIS** and **SHAYLA DAVIS**, hereinafter grantees, party of the second part, whose tax mailing address is **3480 GREER RD, GOODLETTSVILLE, TN 37072**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $345,000.00 (Three Hundred Forty Five Thousand Dollars and Zero Cents), 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 **3480 GREER RD, GOODLETTSVILLE, TN 37072**.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a SUBSTITUTE TRUSTEE'S DEED recorded at Instrument # 20170308-0023175in the Register's Office of Davidson County, Tennessee.

Parcel ID: 006-00-0-011.00

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.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Exhibit A

Land in Davidson County, Tennessee, and being described as follows, to-wit: Beginning at an iron pin (new) at the easterly margin of Greer Rd., the northeast corner of the herein described tract and the southwest corner of a tract of land which belongs to E. W. Adams, having a deed reference in Deed Book 2902, Page 231, Register's Office for Davidson County, Tennessee; thence, with the southerly line of E. W. Adams, South 57 deg. 35' 45" East, 649.24 feet to an iron pin (new) at the westerly line of a tract of land which belongs to Anthony Heath, having a deed reference in Deed Book 10413, Page 973, Register's Office for Davidson County, Tennessee; thence, with the westerly line of said Anthony Heath, South 35 deg. 48' 15" West, passing a common corner to said Anthony Heath and a tract of land which belongs to Glen Rager, having a deed reference in Deed Book 5199, Page 304, Register's Office for Davidson County, Tennessee, continuing in all 75.00 feet to an iron pipe (old) at the northeasterly corner of a tract of land which belongs to Tammany J. Gentry having a deed reference in Deed Book 6478, Page 988, Register's Office for Davidson County, Tennessee; thence, with the northerly line of said Tammany J. Gentry, North 54 deg. 53' 45" West 522.08 feet to an iron pin (new) at the easterly margin of Greer Road, thence, with said margin of road as follows: along a curve to the left having a radius of 350.00 feet, a delta angle of 25 deg. 57' 21" an arc length of 158.56 feet, and a chord bearing and distance of North 28 deg. 29' 52" East, 157.20 feet; thence North 15 deg. 231' 11 East, 305.92 feet to the point of beginning containing 6.05 acres, more or less, as surveyed by Steven E. Artz and Associates, Inc., 514 South Brown Street, Ste. 600, Springfield, TN 37172, May 24, 2001. TAX ID: 006-00-0-011.00

Executed by the undersigned on 12/20, 2017:

Federal Home Loan Mortgage Corporation

By: Chicago Title Insurance Company, its Attorney in Fact.

By: Marissa Viti

Print Name: Marissa Viti

Its: AVP

A Power of Attorney relating to the above described property was recorded on 12/7/2006 at Document Number: 20061207-0151393.

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on 12/20, 2017 **by** Marissa Viti AVP **of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact**, 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.

Tamara L Clawson
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TAMARA L. CLAWSON, Notary Public
North Sewickley Township, Beaver County
My Commission Expires May 23, 2020

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

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 $ 345 000 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 20th day of December, 2017.

Marissa Viti
Affiant

Marissa Viti
Print Name

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TAMARA L. CLAWSON, Notary Public
North Sewickley Township, Beaver County
My Commission Expires May 23, 2020

(Seal)

Tamara L Clawson
Notary Public

My commission expires:

MY COMMISSION EXPIRES
MAY 23, 2020

TAMARA L. CLAWSON
Print Name

CTIC# 1298552

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