30527-8 Box 14

Bill Garrett Davidson County
Batch# 90629 DEEDWARRSP
05/10/2018 08:42:06 AM 5 pgs
Fees: $28.00 Taxes: $323.75
20180510-0044715

Commitment Number: 170146746
Seller's Loan Number: 429754000

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:
ALBERT HILL, 6231 FREUDEMAN ROAD, WHITES CREEK, TN 37189

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 03800009500

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 9th of May, 2018, 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 $77,500.00 (Seventy Seven Thousand Five Hundred Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **ALBERT HILL***, hereinafter grantee, party of the second part, whose tax mailing address is **6231 FREUDEMAN ROAD, WHITES CREEK, TN 37189**, the real property described in the **Attached Exhibit A:** ***aka ALBERT E. HILL, JR.**

WITNESSETH: That for and in consideration $87,500.00 (Eighty Seven Thousand Five Hundred 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 **6231 FREUDEMAN ROAD, WHITES CREEK, TN 37189**.

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 20170410-0034953 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 03800009500

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 grantee forever.

Executed by the undersigned on February2, 2018:

Federal Home Loan Mortgage Corporation

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

By: _____

Print Name: Sandra Hickman AVP

Its: ASSISTANT VICE PRESIDENT

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 February2, 2018 by Sandra Hickman 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.

_____
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 $XXXXXXXXX N/A (not a debt instrument)
(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 $ 87,500 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 2 day of February, 2018.

Affiant

Sandra Hickn...
Print Name

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

(Seal)

Notary Public

My commission expires:

MY COMMISSION EXPIRES
MAY 23, 2020

TAMARA L. CLAWSON
Print Name

CTIC# 170146746

Exhibit A

All that certain parcel of land situated in the County of Davidson and State of Tennessee, being bounded and described as follows: Beginning at a point on the South side of a lot at the Southwesterly corner of the property conveyed to Ennis Hugh Carney, by deed form George W. Carney, Jr., and wife of record in Book 2021, page 215, Register's Office for said County, said point also being South 75 degrees West 610 feet from the Southwest corner of the property conveyed to Herschel Hardin and wife by deed from Ennis Hugh Carney, et al., of record in Book 2446, page 361, said Register's Office; thence North 10 degrees East 340 feet; thence North 80 degrees East 198 feet; thence North 35 degrees East 60 feet to the Northwest corner of said property conveyed to Hershel Hardin and wife by deed from Ennis Hugh Carney, et al.; thence with Hardin's West line, South 35 degrees 30 minutes East 640 feet to a stake; Hardin's Southwest corner; thence South 75 degrees West 610 feet to the point of beginning. Being the same property as conveyed from Peggy Carney, a single person to Peggy Carney Kirby and David R. Kirby, wife and husband, as described in Deed Instrument#200001270008718, Dated 01/14/2000, recorded 01/27/2000 in Davidson County Records. Tax ID: 03800009500