Karen Y Johnson Davidson County
Batch# 177340 DEEDWARRSP
12/26/2018 08:05:30 AM 6 pgs
Fees: $33.00 Taxes: $296.00
20181226-0124695

Commitment Number: 170444095
Seller's Loan Number: 212347446

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:
LYDIA BENNETT and **JED BURDET**, 6435 OLD CLARKSVILLE PIKE, Joelton, TN 37080

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 02100006700

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the December 14th, 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 $80,000.00 (Eighty Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **LYDIA BENNETT** and **JED BURDET**, hereinafter grantees, party of the second part, whose tax mailing address is **6435 OLD CLARKSVILLE PIKE, Joelton, TN 37080**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $80,000.00 (Eighty 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 **6435 OLD CLARKSVILLE PIKE, JOELTON, TN 37080.**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Trustee's Deed recorded at Instrument Number 20171116-0117822 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 02100006700

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 SITUATED IN THE 14TH CIVIL DISTRICT BEGINNING AT A POINT IN THE OLD CLARKSVILLE PIKE 556 FEET FROM THE NORTHWEST CORNER OF A TRACT CONVEYED TO EARNEST FELTS AND WIFE, STELLA FELTS, J.J. HARPER AND WIFE, ROSE HARPER, OF RECORD IN BOOK 782, PAGE 535, RODC, TENNESSEE, THENCE SOUTH 39 DEG. WEST 122 FEET TO A STAKE, THENCE SOUTH 47 DEG. EAST 170 FEET, thence South 89.5 deg. East 100 feet TO A BLACK WALNUT, thence north 23 deg. East 97 feet to the center of said Clarksville pike, thence with center of same NORTH 53 DEG. WEST 232 FEET TO THE BEGINNING, CONTAINING 75/100TH ACRES, MORE OR LESS. BEING THE SAME PROPERTY CONVEYED FROM WILSON & ASSOCIATES, PLLC TO FEDERAL HOME LOAN MORTGAGE CORPORATION AS SET FORTH IN INST# 20171116-0117822, RECORDED 11/16/2017 OF DAVIDSON COUNTY, TENNESSEE RECORDS. TAX ID:02100006700

Executed by the undersigned on December 14th, 2018:

Federal Home Loan Mortgage Corporation

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

By: Marissa Viti

Print Name: Marissa Viti

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 December 14th, 2018 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.

Jill Marie Marshall
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Jill Marie Marshall, Notary Public
Allegheny County
My commission expires March 16, 2022
Commission number 1328257
Member, Pennsylvania Association of Notaries

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 $ 80,000.00 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 21st day of December, 2018.

Affiant

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

(Seal)

Alyssa Bresney
Print Name

Notary Public

My commission expires:
May 6 2019

Michael J Webb
Print Name

CTIC# _____

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