

Commitment Number: 2847234  
Seller's Loan Number: 919296

This instrument prepared by:  
Arin Adkins., Mississippi Bar Number: 101831, 2906 North State Street, Suite 330, Jackson, MS  
39216 (phone number: 601.981.1568).  
After Recording Return To:  
Service Link Hopewell Campus  
4000 Industrial Boulevard  
Aliquippa PA 15001  
(800) 439-5451

*After recording, return to:  
Select Title & Escrow, LLC \*  
7145 Swinnea Road, Suite 3  
Southaven, MS 38671  
(662) 349-3930*

*12-1085*

INDEXING INSTRUCTIONS: Lot 40, College Crossing Subdivision, situated in Section 11,  
Township 2 South, Range 6 West. *PB 91 PG 23*

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
206111100-00040**

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**SPECIAL/LIMITED WARRANTY DEED**

**Federal Home Loan Mortgage Corporation**, (contact phone number: 800.439.5451) whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, here in after grantor, for \$182,000.00 (One Hundred and Eighty-Two Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Kristin A Cox** (contact phone number: *A SINGLE PERSON*), here in after grantee, whose tax mailing address is **4121 LEXI DR. OLIVE, BRANCH, MS 38654**, the following real property:  
*901-351-1385 NA*

**Lot 40, College Crossing Subdivision, situated in Section 11, Township 2 South, Range 6 West, as shown on plat of record in Plat Book 91, Page 23, in the Register's Office of Desoto County, Mississippi.**  
**Property Address is: 4121 LEXI, DR. OLIVE BRANCH, MS 38654.**

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.

The preparing attorney has not been asked to perform any title examination on the conveyed property and therefore makes no representations concerning the state of the title or the accuracy/sufficiency of the legal description.

Grantee is advised that if he or she desires to file for a homestead exemption than he or she should immediately contact the tax assessor of the county named above in the legal description.

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.

Prior instrument reference: **Book 668 Page 125**

Executed by the undersigned on 3/13, 2012:

**Federal Home Loan Mortgage Corporation**

**By: Chicago Title Insurance Company, its Attorney In Fact**

By: Melissa Harvey

Name: Melissa Harvey

Its: AUP

A Power of Attorney relating to the above described property was recorded on 3/5/07 at Document Number: Book 118, Page 764.

STATE OF PA  
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 13 day of March, 2012, the undersigned authority, personally appeared Melissa Harvey Assistant Vice President of Chicago Title Insurance Company as the Attorney in Fact for Federal Home Loan Mortgage Corporation, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown \_\_\_\_\_ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority and that this instrument was voluntarily executed under and by virtue of the said authority.

Christina Michelle McCartney  
NOTARY PUBLIC

My Commission Expires

4/7/2015

