BILL GARRETT, Davidson County
Trans:T20090022072 DEEDWARR
Recvd: 04/03/09 08:46 4 pgs
Fees:23.00 Taxes:273.80
20090403-0030092

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Commitment Number: 1723183
Seller's Loan Number: 720635571

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108-8 114

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010** hereinafter grantor, for $74,000.00 (Seventy-Four Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Dustin Mason** and **Twila Mason**, hereinafter grantee, whose tax mailing address is **3121 E. Lake Drive, Nashville, TN 37214, the following real property:** ☆ See Exhibit "A"

All that certain parcel of land situate in County of Davidson, State of Tennessee, being known and designated as follows: Being Lot No. 77, on the Revised Plat, Section 2, East Lake Subdivision, of record in Plat Book 5200, Page 299, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same property as conveyed from William E. Bragg, aka William Bragg to Carol Bragg, as described in Instrument No. 20020607-0069674, Dated 5/19/2002, Recorded 06/07/2002 in DAVIDSON County Records.
Property Address is: 3121 E. Lake Drive, Nashville, TN 37214

Seller makes no representations or warranties, of any kind or nature whatsoever, 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, and excepted from 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: **20061207-0151393**

Executed by the undersigned on March 11, 2009:

FEDERAL HOME LOAN MORTGAGE CORPORATION
By: Chicago Title Insurance Company dba ServiceLink

Its: Attorney in Fact

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on March 11, 2009 by Dave Stinemetz of VP of **FEDERAL HOME LOAN MORTGAGE CORPORATION, by Chicago Title Insurance Company dba ServiceLink its Attorney in Fact**, on behalf of who is personally known to me or has produced _____ 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
Marsha L. Hancock, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct. 10, 2010
Member, Pennsylvania Association of Notaries

Maximum principal indebtedness for Tennessee recording tax purposes is $74,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $74,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of March, 2009.

Affiant

Type or Print Name

(Seal)

Notary Public

My commission expires:

7-24-10

Type or Print Name

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

New Owner & Send Tax Bills to:
Dustin Mason & Twila Mason
3121 E. Lake Dr.
Nashville, TN 37214

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 77, EAST LAKE SUBDIVISION, SECTION TWO, REVISED, as shown on plat of record in Plat Book 5200, Page 299, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the within named grantor(s) by Deed recorded in Book _____, page _____ or Instrument No. 20080728-0076573, Register's Office for said County.