BILL GARRETT, Davidson County
Trans:T20100016294 DEEDWARRSP
Recvd: 03/19/10 14:27 4 pgs
Fees:23.00 Taxes:786.25
20100319-0020886

Commitment Number: 2047989
Seller's Loan Number: 683033

After Recording Return To:

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

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

New Property Owner/Mail Tax Statements To:
Rodney G. Reed and **Debora J. Reed**, 320 Old Hickory Blvd., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
128 12OA174

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $212,500.00 (Two Hundred and Twelve Thousand Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Rodney G. Reed** and **Debora J. Reed**, hereinafter grantees, whose tax mailing address is **320 Old Hickory Blvd., Nashville, TN 37221**, the following real property:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as follows: Unit No. 2900, Building No. 10, on the Plan of Section 10, phase ID, EAGLE RIDGE AT THE RESERVE Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 200111011-0110875, as Supplemented and Amended by Supplement and Amendment No. 36, to the Master Deed, of record in Instrument No. 20040716-0084980, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made

to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property as conveyed from Eagle Ridge at the Reserve, LLC to Mike Elliot, a married man, as described in Doc# 20060811-0099313, Dated 08/08/2006, Recorded 08/11/2006, and Re-recorded 09/19/2006 in Doc# 20060919-0116101 in DAVIDSON County Records.

Tax/Parcel ID: 128 12OA174

Property Address is: 320 Old Hickory Blvd., Nashville, TN 37221

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 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.

Prior instrument reference: **20090917-0086746**

Executed by the undersigned on February 2, 2010:

Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company, DBA ServiceLink As Attorney-in-Fact

By: Daniel J Katella Daniel J Katella

Its: Assistant Vice President

A Power of Attorney relating to the above described property was recorded on 12/07/2006 at Document Number: 20061207-0151393.

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on February 2, 2010 by Daniel J. Katella its AVP on behalf of **Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company, DBA ServiceLink As Attorney-in-Fact**, who is personally known to me or has produced Personally Known 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.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kevin J. Barker, Notary Public
South Strabane Twp., Washington County
My Commission Expires Nov. 18, 2011
Member, Pennsylvania Association of Notaries

Notary Public
Kevin J Barker

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

State of PA
County of Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $117,500.00 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 2nd day of February, 2010.

Shelby Jones
Affiant

Shelby Jones
Print Name

(Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kevin J. Barker, Notary Public
South Strabane Twp., Washington County
My Commission Expires Nov. 18, 2011
Member, Pennsylvania Association of Notaries

Notary Public

My commission expires:

11/18/2011

Kevin J. Barker
Print Name
Kevin J Barker