Davidson County DEEDWARRSP
Recvd: 06/11/10 09:28 5 pgs
Fees:28.00 Taxes:506.53
20100611-0045391

Commitment Number: 2248361
Seller's Loan Number: 745206

After Recording Return To:

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

This instrument prepared by: Jay A. Rosenberg
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:**
**DANIELLE DUBETZ** and **MARCIA MILLICAN**, 162 4TH AVE. N., NASHVILLE, TN 37219

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**93-06-1F-311**

## SPECIAL/LIMITED WARRANTY DEED

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $136,900.00 (One Hundred and Thirty-Six Thousand Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **DANIELLE DUBETZ** and **MARCIA MILLICAN**, hereinafter grantees, whose tax mailing address is **162 4TH AVE. N., NASHVILLE, TN 37219**, the following real property:

**All that certain parcel of land situate in Davidson County, State of Tennessee, being known as Unit 311, Ambrose Condominium, as established under Exhibit C of Master Deed of record in Instrument No 20051013-0123722 with Attorney's Certificate, recorded at Instrument No 20051013-0123724 and amendment recorded at Instrument No 20060302-0024168 in the Register's Office Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.**

**Being the same property as conveyed from J. Phillip Jones, Substitute Trustee to Federal Home Loan Mortgage Corporation, as described in Deed Doc No 20100407-0025943, Dated 04/02/2010, Recorded 04/07/2010 in DAVIDSON County Records.**

**Property Address is: 162 4TH AVE. N., NASHVILLE, TN 37219**

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: **20100407-0025943**

Executed by the undersigned on June 8, 2010:

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

**By:** _____

**Its:** _____

"ROA" Davidson County 12-7-2006
Inst # 200612070151393

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 8th day of June, 2010, the undersigned authority, personally appeared Sheri L. Yoho who is the VP of **Chicago Title Insurance Company doing business as ServiceLink, as 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 n/a 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 is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

_____
NOTARY PUBLIC
My Commission Expires
11/18/2011
Kevin J. Barker

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

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 Beaver

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $154,900, 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 8th day of June, 2010.

Affiant

John W Powell
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

# True Copy Certification

I, Terri Baker, 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 PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Terri Baker 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: 4.27.2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries