BILL GARRETT, Davidson County
Trans:T20100062677 DEEDWARRSP
Recvd: 10/04/10 15:15 4 pgs
Fees:23.00 Taxes:732.60
20101004-0079292

Commitment Number: 2291309
Seller's Loan Number: 762090

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:
Carol K. Comer Sr., 239 5th Avenue North, Nashville, TN 37219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
093-06-1B-305-00

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $198,000.00 (One Hundred and Ninety-Eight Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Carol K. Comer Sr., a single person** hereinafter grantee, whose tax mailing address is **239 5th Avenue North, Nashville, TN 37219**, the following real property:

All that certain parcel of land situate in the County of Davidson, State of Tennessee more particularly described as follows: Land in Davidson County, Tennessee, being Unit 305 and one parking space, The Kress Lofts Condominiums, as established under Master Deed of record in Instrument No. 20050429-0048067 amended at Instrument No. 20060324-0034091, 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 Kress Lofts, LLC to Andre M. Scott, as described in Doc No. 20061214-0154306, Dated 12/12/2006, Recorded 12/14/2006 in DAVIDSON County Records. Tax/Parcel ID: 093-06-1B-305-00

Property Address is: 239 5th Avenue North, 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 grantee forever.

Prior instrument reference: **20100624-0049450**

Executed by the undersigned on 9/23, 2010:

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

By: Sheri L Yuno

Its: VP

PoA recorded 12/07/2006 Instrument # 20061207-0151393

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 23 day of Sept, 2010, the undersigned authority, personally appeared Sheri L. Yuno 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 _____ 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.

Amanda M Roe
NOTARY PUBLIC
My Commission Expires Amanda M Roe
10-19-13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda M. Roe, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct. 19, 2013
Member, Pennsylvania Association of Notaries

Maximum principal indebtedness for Tennessee recording tax purposes is $198,000.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
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 $198,000.00, 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 23 day of September, 2010.

Affiant

Print Name

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda M. Roe, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct. 19, 2013
Member, Pennsylvania Association of Notaries

(Seal)

Notary Public

My commission expires:

10-19-13

Print Name