Davidson County DEEDWARRSP
Recvd: 11/15/10 15:07 5 pgs
Fees:28.00 Taxes:314.50
20101115-0091391

Commitment Number: 2116350
Seller's Loan Number: 706300

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451 (4)

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:
Christine M. Smith, 226 Highland Villa Circle Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 161140B22600CO

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $85,000.00 (Eighty Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Walter C. Smith** and **Christine M. Smith**, hereinafter grantees, whose tax mailing address is **226 Highland, Villa Circle, Nashville, TN 37211**, the following real property:

All that certain condominium situate in the County of Davidson, State of Tennessee, more particularly described as follows: Land in Davidson County, Tennessee being Unit No. 226 on the Plan of Highland Villa Condominiums, of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84 and Book 8199, page 148, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof. Being the same property as conveyed from T & E Land Development, L.L.C. to James D. Donnell, as described in Book 11121 Page 974, Dated 08/17/1998, Recorded 09/22/1998 in DAVIDSON County Records.

Property Address is: 226 Highland, Villa Circle, Nashville, TN 37211.

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: **20091207-0111436**

Executed by the undersigned on 8-23, 2010:

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

By: Scott Kistner

Its: VP

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 Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 23 day of August, 2010, the undersigned authority, personally appeared Scott Kistner 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 Amanda M. Roe
My Commission Expires 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 $55,000.00
(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 $55,000.00 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 August, 2010.

Affiant

Scott Kistner

Print Name

(Seal)

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

Amanda M Roe

Notary Public

My commission expires:

10-19-13

Amanda M Roe

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