Davidson County DEEDWARRSP
Recvd: 01/27/11 08:03 5 pgs
Fees:28.00 Taxes:640.10
20110127-0007398

Commitment Number: 2322218
Seller's Loan Number: 778400

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:
JOSEPH P. RIZZO, 320 OLD HICKORY BOULEVARD, UNIT 1808, NASHVILLE, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 128120A14000CO

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $173,000.00 (One Hundred and Seventy-Three Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **JOSEPH P. RIZZO, a married man**, hereinafter grantees, whose tax mailing address is **320 OLD HICKORY BOULEVARD, UNIT 1808, NASHVILLE, TN 37221**, the following real property:

All that certain Condominium situated in the County of Davidson and State of Tennessee being known and designated as follows: Land in Davidson County, Tennessee, being Unit No. 140, Building 18 on the Plan of Section 3, Phase 1B Eagle Ridge at the Reserve, of record in Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 17 to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003690, Registers office for Davidson County, Tennessee, to which Plan reference is hereby made for a more

complete description of the property. Being the same property as conveyed from Kenneth J. Yanicky and wife, Andrea E. Yanicky to Carroll W. Allen, as described in Document No. 20070830-0104225, Dated 08/29/2007, Recorded 08/30/2007 in DAVIDSON County Records.

Property Address is: 320 OLD HICKORY BOULEVARD, UNIT 18, 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: **20100722-0057306** recorded 7.22.2010

Executed by the undersigned on 11/26, 2010:

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

By: Scott Kistner

Name: VP

Its: _____

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 26th day of Nov., 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 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 Kevin J Barker
My Commission Expires 11/18/2011

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 $173,000.
(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 $173,000 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 26th day of November, 2010.

Marissa Kachur
Affiant

MARISSA KACHUR
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