BILL GARRETT, Davidson County
Trans:T20110012552 DEEDWARRSP
Recvd: 03/02/11 11:01 4 pgs
Fees:23.00 Taxes:249.75
20110302-0016711

Commitment Number: 2282103
Seller's Loan Number: 758774

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:
THERESA ELMS, 3696 STEWART RD KEMAH TX 77565

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 14905016900

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $67,500.00 (Sixty-Seven Thousand Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **THERESA ELMS, a married person**, hereinafter grantee, whose tax mailing address is **3696 STEWART RD KEMAH TX 77565**, the following real property:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows: Being Lot No. 87 on the Plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete legal description. Being the same property as conveyed from Mark Hardin, a single individual, to Armando Mendez, as described in Deed Inst. No. 20060814-0099778, Dated 08/08/2006, Recorded 08/14/2006 in DAVIDSON County Records. Property Address is: 4753 TERRAGON TRAIL ANTIOCH, DAVIDSON TN 37013

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: **20100527-0040868**

Executed by the undersigned on Janvory 20, 2011:

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

By: _____

Name: Christopher Daniel

Its: AVP

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 20 day of Jan, 2011, the undersigned authority, personally appeared Christopher Daniel who is the AVP 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 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 _____.
(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 $ *, which amount is equal to or greater than that which the property would command at a fair and voluntary sale. * 67,500.00

Subscribed and sworn to before me

This 20 day of Jan, 20 11.

Kellie Lerma
Affiant

Kellie Lerma
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

Notary Public

My commission expires:

10-19-13

Amanda M Roe
Print Name