Davidson County	DEEDWARRSP
Recvd: 04/25/11 08:39	5 pgs
Fees:28.00 Taxes:196.10	
20110425-0031026	

Commitment Number: 2310235
Seller's Loan Number: 773128

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:
JANICE E STEVENSON and **WILLIAM R CHAMPA** , 365 HUNTINGTON RIDGE DR, NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 161110A02300CO

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $53,000.00 (Fifty-Three Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **JANICE E STEVENSON** and **WILLIAM R CHAMPA,** hereinafter grantees, whose tax mailing address is **365 HUNTINGTON RIDGE DR, NASHVILLE, TN 37211**, 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. 23 on the plan of Huntington Ridge Townhouses of record in Book 4675, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property as conveyed from Kenneth B. Koch to Richard Wiener, as described in Document No.: 20041207-0145851, Dated 11/23/2004, Recorded 12/07/2004 in DAVIDSON County Records.

Property Address is: 365 HUNTINGTON RIDGE DR, 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 grantees forever.

Prior instrument reference: **20100616-0046868**

Executed by the undersigned on April 22, 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

The foregoing instrument was acknowledged before me on April 22, 2011 by Christopher Daniel its AVP on behalf of **Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company, DBA ServiceLink As Attorney-in-Fact**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public
DAVID V. REVAY

NOTARIAL SEAL
DAVID VINCENT REVAY
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Dec 14, 2014

Maximum principal indebtedness for Tennessee recording tax purposes is $53,000.
(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 $53,000.00, 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 22 day of April, 20 11.

NOTARIAL SEAL
DAVID VINCENT REVAY
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Dec 14, 2014

(Seal)

Kellie Lerma
Affiant

Kellie Lerma
Print Name

David V. Revay
Notary Public

My commission expires:

Dec 14, 2014

DAVID V. REVAY
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