BILL GARRETT, Davidson County
Trans:T20110032887 DEEDWARRSP
Recvd: 06/02/11 13:00 4 pgs
Fees:23.00 Taxes:756.65
20110602-0042231

Commitment Number: 2605450
Seller's Loan Number: 853258

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:
Ryan Quintel , 838 SUMMERLY DR NASHVILLE, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
102 12 0 001.00

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $204,500.00 (Two Hundred and Four Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Ryan Quintel** , hereinafter grantee, whose tax mailing address is **838 SUMMERLY DR., NASHVILLE, TN 37209**, the following real property:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND in Davidson County, Tennessee, being Lot No. 103 on the plan of Horton Heights, Section IX of record in Book 2133, Page 31 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description. Being the same property as conveyed from EDWARD T. LUTHER AND WIFE, PATRICIA W. LUTHER to REGINA GARRETT , as described in INSTRUMENT NO. 20020913-0111890 , Dated 9/12/2002 , Recorded 9/13/2002 in DAVIDSON County Records.
Property Address is: 838 SUMMERLY DR., NASHVILLE, TN 37209.

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: **20110201-00096060**

Maximum principal indebtedness for Tennessee recording tax purposes is ~~204,500.00~~ 186,345.00
(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 $204,500.00, 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 2 day of APRIL, 20 11.

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

Affiant

Christopher Daniel
Print Name

(Seal)

Notary Public

My commission expires:

Dec 14, 2014

DAVID V. REVAY
Print Name

Executed by the undersigned on 4-2-, 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 2 day of April, 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.

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

_____
NOTARY PUBLIC
My Commission Expires Dec 14, 2014

DAVID V. REVAY