Davidson County	DEEDWARRSP
Recvd: 06/22/11 08:53	5 pgs
Fees:28.00 Taxes:148.00	
20110622-0047678	

Commitment Number: 2561625
Seller's Loan Number: 843247

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:
CHRISTOPHER A. MATHE and **AMMAR MUSTAFA** , PO Box 100076, Nashville, TN 37224

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108 12 0 009.00

SPECIAL/LIMITED WARRANTY DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $40,000.00 (Forty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **CHRISTOPHER A. MATHE** and **AMMAR MUSTAFA** , hereinafter grantees, whose tax mailing address is **PO Box 100076, Nashville, TN 37224**, 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. 19A on the Plan of Zone Lot Division of Lot No. 19, Trailwood Subdivision, Section One, as of record in Plat Book 5210, Page 351, and amended in Plat Book 6050, Page 103, and further amended in Plat Book 6250, Page 136,said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Federal Home Loan Mortgage Corp. from J. Phillip Jones, Substitute Trustee, by Substitute Trustee's deed dated December 17, 2010 and recorded December 21, 1010 in Instrument No. 20101221-0101447, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed from BRADLEY R. SCHELTON to CARRIE L. RIGGINS , as described in BOOK 11642 PAGE 668 , Dated 8/20/1999, Recorded 8/31/1999, re-recorded in BOOK 11747 PAGE 758 Recorded 11/18/1999, and re-recorded INSTRUMENT NO. 20041104-0133254 Recorded 11/4/2004 in DAVIDSON County Records.

Property Address is: 3259 TRAILS END LN., NASHVILLE, TN 37214

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: Inst # 20101221-0101447

Executed by the undersigned on 6/2, 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 June, 2011, the undersigned authority, personally appeared Christopher Daniel who is the AVP of **Chicago Title Insurance Company doing business as ServiceLink,** 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.

Christina Michelle McCartney
NOTARY PUBLIC
My Commission Expires
4/7/2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

OATH OF VALUE

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Beaver)

I, Mark Appugliese,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 40,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Mark Appugliese
Affiant Mark Appugliese

Affiant, Mark Appugliese, subscribed and sworn before me this 21st day of June, 20 11.

Sharon R. Glaab
Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2012
Member, Pennsylvania Association of Notaries

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