Davidson County DEEDWARRSP
Recvd: 08/11/11 12:26 5 pgs
Fees:28.00 Taxes:998.08
20110811-0062002

Commitment Number: 2656000
Seller's Loan Number: 865903

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:
JAMSHID AKBARI and **NEDA ZAREI**, 805 BANBURY WAY BRENTWOOD TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172 09 0A 164.00

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $269,750.00 (Two Hundred Sixty-Nine Thousand Dollars and Seven Hundred and Fifty Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **JAMSHID AKBARI** and **NEDA ZAREI**, hereinafter grantees, whose tax mailing address is **805 BANBURY WAY BRENTWOOD TN 37027**, 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. 162 on the Final Plat of Section Four, Banbury Crossing of record under Instrument No. 20000114-0004987 thru 20000114-004989 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof. Being the same property as conveyed from PEARL ZUJEWSKI, AN UNMARRIED PERSON to JAMES C. RUSHING, III AND WIFE, FREDRICKA RUSHING, as described in INSTRUMENT NO. 20070625-0075302, Dated 5/21/2007, Recorded 6/25/2007

in Davidson County Records.
Property Address is: 805 BANBURY WAY BRENTWOOD TN 37027

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: **Official Records Book 20110328, Page 0023603**

Executed by the undersigned on 6/14, 2011:

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

By: _____

Name: Scott Kistner

Its: VP

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 14 day of June, 2011, the undersigned authority, personally appeared Scott Kistner who is the VP 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, Crystal R. Schmidley,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $269,750.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

$269,750

Crystal R. Schmidley
Affiant

Affiant, Chrystal R. Schmidley, subscribed and sworn before me this 29 day of July, 2011.

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, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)