Record & Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110050847 DEEDWARRSP
Recvd: 08/18/11 10:00 4 pgs
Fees:23.00 Taxes:194.25
20110818-0063860

Commitment Number: 2638628
Seller's Loan Number: 862054

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:
John Paddison, 926 Van Leer Drive Nashville TN 37220

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-14 0 252.00

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $52,500.00 (Fifty-Two Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **John Paddison**, hereinafter grantee, whose tax mailing address is 1617 Northview Drive, Nashville TN 37216, the following real property:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: Being Lot No. 31 on the Plan of Charles U. Coggins first addition to Nashville, as shown of record in Plat Book 421, Page 33, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Said Lot No. 31 fronts 50 feet on the easterly side of North view Avenue and runs back between parallel lines 162 feet to an alley. Being the same property as conveyed from MARION BOWEN to DENNIS BRYANT, as described in INSTRUMENT NO. 20060504-0051716, Dated 5/2/2006, Recorded 5/4/2006 and

re-recorded in INSTRUMENT NO. 20060523-0060160 recorded 5/23/2006 in DAVIDSON County Records.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed dated March 16, 2011, of record in Instrument Number 20110323-0022535, Register's Office of Davidson County, Tennessee.

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.

Property Address is: 1617 NORTHVIEW AVE., NASHVILLE, TN 37216

Executed by the undersigned on 7/1, 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 12/7/2006 at Document Number: 20061207-0151393.

STATE OF Pennsylvania
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 1 day of July, 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 Drivers License, 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.

_____
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

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
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 $525.00, 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 1 day of July, 2011.

Affiant

Christopher Daniel
Print Name

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

(Seal)

Notary Public

My commission expires:
4/7/2015

Christina Michelle McCartney
Print Name