Davidson County DEEDWARRSP
Recvd: 09/01/11 14:39 5 pgs
Fees:28.00 Taxes:19.80
20110901-0067998

Commitment Number: 2788236
Seller's Loan Number: 1703656174/A101N5W

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:
Heritage Capital Resources, LLC
784 Morris Ave., Suite 331, Short Hills, NJ 07078

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
136 10 0B 037.00

SPECIAL/LIMITED WARRANTY DEED

FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **14421 Dallas Parkway, Suite 100, Dallas, TX 75256**, hereinafter grantor, for $ 5,350.00 (Five Thousand Dollars Three Hundred Fifty Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Heritage Capital Resources, LLC,** hereinafter grantee, whose tax mailing address is **784 Morris Ave., Suite 331, Short Hills, NJ 07078**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS: BEING LOT NO. 53, UNIT 53A, CONDOMINIUM SITE PLAN, LOTS 15-20 AND 41-56, SECTION FOUR, PRIEST LAKE FOREST, OF RECORD IN PLAT BOOK 5200, PAGE 574, AMENDING PLAT BOOK 5200, PAGE 573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO

KATHY TREAS BY DEED FROM LINDA F. HUTCHERSON, UNMARRIED, OF RECORD IN BOOK 9671, PAGE 838, REGISTER'S OFFICE FOR SAID COUNTY.

Property Address is: 214 Seneca Forest Court, Nashville, TN 37217

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: **T20100047424**

Executed by the undersigned on August 23, 2011:

Federal National Mortgage Association by ServiceLink, a Division of Chicago Title Insurance Company, its Attorney-in-Fact

By: _____

Name: Christopher Daniel

Its: AVP

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on August 23, 2011 by Christopher Daniel its AVP on behalf of **ServiceLink, a Division of Chicago Title Insurance Company, the Attorney-in-Fact for Federal National Mortgage Association**, who is personally known to me or has produced N/A 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.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kevin J. Barker, Notary Public
South Strabane Twp., Washington County
My Commission Expires Nov. 18, 2011
Member, Pennsylvania Association of Notaries

_____
Notary Public

OATH OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson)

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 $ 5350.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Crystal R Schmidley *
Affiant

Affiant, Crystal R. Schmidley, subscribed and sworn before me this 25th day of August, 2011.

Notary Public

My commission expires: 5/4/2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2014
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

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