Davidson County	DEEDWARRSP
Recvd: 10/17/11 10:48	5 pgs
Fees:28.00 Taxes:248.83	
20111017-0080420	

Commitment Number: 2593015
Seller's Loan Number: 851145

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:
Emily Zimmer, 729 Tahlena Ave., Madison TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
052 07 0 035.00

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $67,250.00 (Sixty-Seven Thousand Dollars and Two Hundred and Fifty Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Emily Zimmer**, a single person, hereinafter grantee, whose tax mailing address is **729 Tahlena Ave Madison TN 37115**, the following real property:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as follows: BEING LOT NO. 85 ON THE MAP OF MADISON HEIGHTS SUBDIVISION, SECTION 1, A PLAN OF WHICH IS OF RECORD IN BOOK 1424 PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 85 FRONTS 100 FEET ON THE EAST SIDE OF TAHLENA AVENUE AND RUNS BACK BETWEEN LINES, 510.6 FEET ON THE NORTH LINE AND 476.4 FEET ON THE SOUTH LINE TO A DEAD LINE ON WHICH IT MEASURES 100 FEET.

Being the same property as conveyed from Nationwide Trustee Services, Inc. to Federal Home Loan Mortgage Corporation, as described in Doc #20110126-0007119, Dated 01/20/2011 Recorded 01/26/2011 in DAVIDSON County Records.
Property Address is: 729 Tahlena Ave., Madison TN 37115

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.

Executed by the undersigned on 9/15, 2011:

Federal Home Loan Mortgage Corporation
By Chicago Title Insurance Company, its Attorney-in-Fact *

By Melissa Harvey

Name: Melissa Harvey

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 Pennsylvania
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 15 day of Sept., 2011, the undersigned authority, personally appeared Melissa Harvey who is the AVP of **Chicago Title Insurance Company Link,** 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~~ PA
COUNTY OF Beaver)

I, Deborah K. Iss,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 67 250.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah K. Iss
Affiant Deborah K. Iss

Affiant, Deborah K. Iss, subscribed and sworn before me this 14 day of Oct, 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)