BILL GARRETT, Davidson County
Trans:T20110066813 DEEDWARRSP
Recvd: 10/25/11 15:01 4 pgs
Fees:23.00 Taxes:846.93

20111025-0083052

Return to
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
B-ER-11-7233

Commitment Number: 2792588
Seller's Loan Number: 901291

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:**
**Natalie Bracy Sneed**, 7233 SUGARLOAF DR NASHVILLE TN 37211

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**181 01 0A 196.00**

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## SPECIAL/LIMITED WARRANTY DEED

**FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $228,900.00 (Two Hundred and Twenty-Eight Thousand Dollars and Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Natalie Sneed***, hereinafter grantee, whose tax mailing address is **7233 SUGARLOAF DR., NASHVILLE, TN 37211**, the following real property:

*UNMARRIED

**All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows: Lot No. 49 on the Plan of Sugar Valley, Section 6, a Cluster Lot Subdivision, a Planned Unit Development, as of record in Instrument Number 20020321-0034914, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot. Being the same property as conveyed from Adam M. Shoenfeld and wife, Jennifer S. Shoenfeld to Bryan Edwards, unmarried and Donna Edwards and husband, Clark Edwards, as described in Doc No. 20060620-0073571, Dated 05/31/2006, Recorded 06/20/2006 in DAVIDSON County Records.**
**Property Address is: 7233 SUGARLOAF DR NASHVILLE, TN 37211.**

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: **20110801-0058997**

Executed by the undersigned on 10/11, 2011:

**Federal Home Loan Mortgage Corporation**

**By: Chicago Title Insurance Company, its Attorney In Fact**

**By** Melissa Harvey

**Name:** Melissa Harvey

**Title:** 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 11 day of Oct, 2011, by Melissa Harvey **of Chicago Title Insurance Company as the Attorney in Fact for Federal Home Loan Mortgage Corporation**, 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

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 $228,910.00, 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 11 day of October, 20 11.

Melissa A Harvey
Affiant

Melissa Harvey
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)

Christina Michelle McCartney
Notary Public

My commission expires:

4/7/2015

Christina Michelle McCartney
Print Name