BILL GARRETT, Davidson County
Trans:T20110066992 DEEDWARRSP
Recvd: 10/26/11 10:54 4 pgs
Fees:23.00 Taxes:460.65
20111026-0083244

Commitment Number: 2638617
Seller's Loan Number: 863226

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:
Grant Ellis and **Kate Ellis**, 544 WHISPERING HILLS DRIVE, NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14715007400

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $124,500.00 (One Hundred Twenty-Four Thousand Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Grant Ellis** and **Katie Ellis**, husband and wife hereinafter grantees, whose tax mailing address is **544 WHISPERING HILLS DRIVE, NASHVILLE, TN 37211**, 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. 118 on the Plan of Whispering Hills, Section One, as of record in Book 2331, page 82, 83 and 84, Register's Office for said County. Said lot fronts 163 feet on the northerly side of Whispering Hills Drive and runs back 192 feet on the easterly line and 238 feet on the westerly line to a dead line in the rear on which it measures 169.4 feet. Being the same property as conveyed from ELLEN GRACE TICE, UNMARRIED to KATHERINE SEVERINO METZELFELD AND HUSBAND, KURT METZELFELD, as described in INSTRUMENT NO. 20061027-0133825, Dated 10/18/2006, Recorded 10/27/2005

in DAVIDSON County Records.
Property Address is: 544 WHISPERING HILLS DRIVE, 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 grantees forever.

Prior instrument reference: **20110309-0018763** recorded 3.9.11

Executed by the undersigned on 6-17, 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 12/07/2006 at Document Number: 20061207-0151393.

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 17 day of June, 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 _____ 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 Christina Michelle McCartney
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 Kiss,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 124500.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant Deborah Kiss

Affiant, Deborah Kiss, subscribed and sworn before me this 5 day of Aqust, 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