Davidson County DEEDWARRSP
Recvd: 10/28/11 13:07 5 pgs
Fees:28.00 Taxes:111.00
20111028-0084039

Commitment Number: 2751385
Seller's Loan Number: 891337

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:
WILLIAM G. BROWN and **BARBARA A. BROWN**, 4401 CATO RD NASHVILLE TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 05800004300

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $30,000.00 (Thirty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **WILLIAM G. BROWN** and **BARBARA A. BROWN**, husband and wife hereinafter grantees, whose tax mailing address is **4401 CATO RD NASHVILLE TN 37218**, the following real property:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: A tract or land in the 13th Civil District of Davidson County, Tennessee, and described according to a survey made by Stephen A. Draper, September 25,1956, as follows: Beginning at a point in the center of Cato Road, said point being the northeast corner of the property conveyed to John Denton and wife, Billie Christine Denton, by deed from Elbert J. Davidson and wife, Rhiney L. Davidson, of record in Book 2696, page 281, Register's office for said County; thence South 72 deg. 30' West 445 feet to a point; thence North 2 deg.45' East 200 feet to a point; thence North 72 deg. 30' East 345 feet to a point in the center of Cato Road; thence

South 30 deg. East 200 feet to the point of beginning. Being the same property as conveyed from KATHERINE MEYER WOOD AS EXECUTRIX FOR THE ESTATE OF JOSEPHINE DONERLSON MEYER to JASON POTTS, SINGLE , as described in INSTRUMENT NO. 20070813-0096446 , Dated 7/30/2007 , Recorded 8/13/2007 in DAVIDSON County Records.
Property Address is: 4401 CATO RD., NASHVILLE, TN 37218.

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: **20110701-0050594** recorded 7.1.2011

Executed by the undersigned on 10/17, 2011:

Federal Home Loan Mortgage Corporation

By: Chicago Title Insurance Company, its Attorney In Fact

By: _____

Name: Christopher Daniel

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 17 day of Oct, 2011, by Christopher Daniel **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.

_____
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 $ 30 000.00, 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 25 day of Oct, 20 11.

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)