Davidson County	DEEDWARRSP
Recvd: 10/28/11 15:00	5 pgs
Fees:28.00 Taxes:31.41	
20111028-0084160	

Commitment Number: 2844960
Seller's Loan Number: A110SX9

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:
Harbour Portfolio VII, LP, 8214 Westchester, Suite 635, Dallas, TX 75225

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
8107034400

SPECIAL/LIMITED WARRANTY DEED

FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **14421 Dallas Parkway Suite 100, Dallas, TX 75256**, hereinafter grantor, for $8,489.00 (Eight Thousand Four Hundred and Eighty-Nine Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Harbour Portfolio VII, LP**, hereinafter grantee, whose tax mailing address is **8214 Westchester, Suite 635, Dallas, TX 75225**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: BEING LOT NO. 91, ON THE PLAN OF CEPHAS WOODARD SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 174, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. BEING THE SAME PROPERTY AS CONVEYED FROM J.P. SELLERS, CO-TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, AS DESCRIBED IN DOC NO: 20110617-0046428, DATED 06/13/2011, RECORDED 06/17/2011 IN DAVIDSON COUNTY RECORDS.

Property Address is: 1903 12TH AVENUE NORTH, NASHVILLE, TN 37208

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: **20110617-0046428**

Executed by the undersigned on 10/18, 2011:

Federal National Mortgage Association

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact.

By _____

Print Name: Christopher Daniel

Its: AVP

POA Recorded 9/1/11 Inst # 20110901-0067997

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on Oct 18, 2011 **by** Christopher Daniel **of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal National Mortgage Association as its Attorney in Fact**, who is personally known to me or has produced _____ 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.

Amanda M Roe

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda M. Roe, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Oct. 19, 2013
Member, Pennsylvania Association of Notaries

Maximum principal indebtedness for Tennessee recording tax purposes is $48900.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of PA
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 $8,489.00, 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 20 day of October, 20 11.

Becky McMullin
Affiant

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

Becky McMullin
Print Name

(Seal)

Christina Michelle McCartney
Notary Public

My commission expires:

4/7/2015

Christina Michelle McCartney
Print Name

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