Davidson County	DEEDWARRSP
Recvd: 11/04/11 09:43	5 pgs
Fees:28.00 Taxes:229.22	
20111104-0086131	

Commitment Number: 2838447
Seller's Loan Number: A102K4Q

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451 (4)

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:
REALTY INVESTMENT GROUP, LLC, 585 FORT SUMPTER LN COLLIERVILLE, TN 38017

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
096 15 0 078.00

SPECIAL/LIMITED WARRANTY DEED

FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **14421 Dallas Parkway, Suite 100 Dallas, TX 75256**, hereinafter grantor, for $61,950.00 (Sixty-One Thousand Dollars and Nine Hundred and Fifty Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **REALTY INVESTMENT GROUP, LLC**, hereinafter grantee, whose tax mailing address is **585 FORT SUMPTER LN COLLIERVILLE, TN 38017**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 82, HICKORY BEND SUBDIVISION, SECTION 3, OF RECORD IN BOOK 3600, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NUMBER 82 FRONTS 68 FEET ALONG THE SOUTHEASTERLY SIDE OF LAUREL FOREST DRIVE AND RUNS BACK 174.1 FEET ON THE NORTHEASTERLY LINE AND 134.3 FEET ON THE

SOUTHWESTERLY LINE TO A BROKEN LINE OF TWO SEGMENTS AT THE REAR, MEASURING 147.2 FEET TOTAL THEREON. Being the same property as conveyed from SHELLIE WALLACE, SUCCESSOR TRUSTEE to FEDERAL NATIONAL MORTGAGE ASSOCIATION, as described in DOC NO: 20101018-0083016, Dated 10/13/2010 , Recorded 10/18/2010 in DAVIDSON County Records.
Property Address is: 3103 LAUREL FOREST DR NASHVILLE, TN 37214-3809

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: **20101018-83016**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $74,340 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITTED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $74,340 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Executed by the undersigned on 10-31, 2011:

Federal National Mortgage Association

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

By: Melissa Harvey

Print Name: Melissa Harvey

Its: AVP

A Power of Attorney relating to the above described property is recorded in Davidson County, Tennessee, as Instrument No. 20110901-0067997.

STATE OF Pa
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 10-31, 2011 **by** Melissa Harvey **the** AVP **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 N/A 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.

Mary M Goddard
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

OATH OF VALUE

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Beaver)

I, Amy Yopf,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 61,950.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy Yopf

Affiant, Amy Yopf, subscribed and sworn before me this 28th day of October, 2011.

Notary Public Sharon R. Glaab

My commission expires: Feb 2, 2012

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)