BILL GARRETT, Davidson County
Trans:T20110069995 DEEDWARRSP
Recvd: 11/07/11 09:38 4 pgs
Fees:23.00 Taxes:469.90

20111107-0086687

Commitment Number: 2729031
Seller's Loan Number: 885831

Prepared by
~~After Recording Return To~~:

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

Return to
Partheon Title
85 White Bridge Rd
Suite 100B
Nashville TN
37205

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:
KENNETH ANDREW WATKINS , 8911 SAWYER BROWN RD NASHVILLE TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142 09 0H 044.00

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $127,000.00 (One Hundred and Twenty-Seven Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **KENNETH ANDREW WATKINS** , hereinafter grantee, whose tax mailing address is **8911 SAWYER BROWN RD., NASHVILLE, TN 37221**, the following real property:

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 8911, together with the Carport designated as 8911-C, in River Plantation, Section IX, Phase II-F, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II- F, Condominium Apartments, recorded in Book 7900, pages 672 and 673, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, as amended in Book 9326, page 713, said Register's Office, and further described in annexation document of record in Book 9247, page 951, Register's Office for Davidson County, Tennessee,

to which reference is hereby made. Being the same property as conveyed from PEGGY B. MORRISON, UNMARRIED to CRAIG FRANCIS , as described in INSTRUMENT NO. 20080303-0021012 , Dated 2/29/2008 , Recorded 3/3/2008 in DAVIDSON County Records. Property Address is: 8911 SAWYER BROWN RD NASHVILLE, TN 37221

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: **20110526-0040440**

Executed by the undersigned on 9/26, 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 PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 26 day of Sept, 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 $127,000.00
(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 $127,000.00, 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 26 day of Sept, 2011.

Melissa A Harvey
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

(Seal)

Melissa Harvey
Print Name

Christina Michelle McCartney
Notary Public

My commission expires:

4/7/2015

Christina Michelle McCartney
Print Name