Davidson County DEEDWARRSP
Recvd: 01/04/12 12:10 5 pgs
Fees:28.00 Taxes:351.50
20120104-0000807

Commitment Number: 2739443
Seller's Loan Number: 888049

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:**
**Daniel Dreaden** , 7231 ALTHORP WAY APT R14 NASHVILLE TN 37211

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 172120D40200CO**

## SPECIAL/LIMITED WARRANTY DEED

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $95,000.00 (Ninety-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Daniel Dreaden** hereinafter grantee, whose tax mailing address is **7231 ALTHORP WAY, APT R14 NASHVILLE, TN 37211**, the following real property:

Unmarried

**All that certain parcel of land in the City of Nashville, County of Davidson, State of Tennessee, described as follows: Land in Davidson County, Tennessee, being Unit R-14 as shown on EXHIBIT B2 & B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No.**

**20050322-0031182 in said Register's Office. Being a part of the same property conveyed to Federal Home Loan Mortgage Corporation from Angela Boyd, Co-Trustee, by Deed dated 06/01/2011, recorded 06/08/2011, in Doc No. 20110608-0043774, of record in Register's Office for Davidson County, Tennessee.**
**Property Address is: 7231 ALTHORP WAY APT R14 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 grantee forever.

Prior instrument reference: **20110608-0043774** Recorded 6-8-11

Executed by the undersigned on 11/21, 2011:

**Federal Home Loan Mortgage Corporation**

**By: Chicago Title Insurance Company, its Attorney In Fact**

**By:** Melissa Harvey

**Name: Melissa Harvey**
**Title: Assistant Vice President**

A Power of Attorney relating to the above described property was recorded on 12/7/2006 at Document Number: 20061207-0151393.

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 21 day of Nov, 2011, the undersigned authority, personally appeared **Melissa Harvey, Assistant Vice President 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 and that this instrument was voluntarily executed under and by virtue of the said authority.

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 Kuss,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 95000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kuss
Affiant Deborah Kuss

Affiant, Deborah Kuss, subscribed and sworn before me this 3 day of Jan, 20 12.

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 )