Davidson County	DEEDWARRSP
Recvd: 01/09/12 10:48	6 pgs
Fees:33.00 Taxes:684.50	
20120109-0002057	

Commitment Number: 2672441
Seller's Loan Number: 870461

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:
Ryan Dixon, 726 KENDALL DR., NASHVILLE, TN 37209.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 10310004000

SPECIAL/LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of the 29th day of November, 2011, by and between **Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, and party of the first part, for $185,000.00 (One Hundred and Eighty-Five Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Ryan Dixon**, hereinafter grantee, party of the second part, whose tax mailing address is **726 KENDALL DR, NASHVILLE, TN 37209**, the real property described in the Attached Exhibit A: Exhibit A

WITNESSETH: That for and in consideration $185,000.00 (One Hundred and Eighty-Five Thousand Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the Attached Exhibit A. Said property is commonly known as **726 KENDALL DR., NASHVILLE, TN 37209.**

Exhibit A

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 No. 40 on the Plan of Section 4, Brookside Courts Addition No. 4, as of record in Plat Book 2083, page 59, Register's Office for said County, to which plan reference is made for a more complete description. Being the same property as conveyed from Elizabeth A. Cash, Substitute Trustee to Federal Home Loan Mortgage Corporation, as described in Instrument No. 20110415-0029311 Dated 03/29/2011, Recorded 04/15/2011 in DAVIDSON County Records.

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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, EXCEPT

> See Attached Exhibit "B" for Exceptions To Title. If no Attached Exhibit B, there are no Exceptions.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at: **20110415-0029311** Recorded 4.15.2011

Executed by the undersigned on 11/29, 2011:

Federal Home Loan Mortgage Corporation

By: Chicago Title Insurance Company, its Attorney in Fact. X

By: Melissa Harvey

Print Name: Melissa Harvey

Its: AVP

X

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

The foregoing instrument was acknowledged before me on 11/29, 2011 **by** Melissa Harvey **of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan 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.

Notary Public
Christina Michelle McCartney

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 $185,000.00, 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 6 day of Jan, 2012.

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)