Davidson County DEEDWARRSP
Recvd: 01/20/12 10:29 6 pgs
Fees:33.00 Taxes:229.40
20120120-0005675

Commitment Number: 2771258
Seller's Loan Number: 896606

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:
EARL S. RICHARDSON and **SHERYL B. RICHARDSON**, 123 Dorcas Drive, Hendersonville, TN 37075

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
042 12 0 080.00

SPECIAL/LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of the 11-29, 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 $62,000.00 (Sixty-Two Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **EARL S. RICHARDSON** and **SHERYL B. RICHARDSON**, hereinafter grantees, party of the second part, whose tax mailing address is **123 Dorcas Drive, Hendersonville, TN 37075,** the real property described in the Attached Exhibit A:

WITNESSETH: That for and in consideration $62,000.00 (Sixty-Two 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 **411 WILLIAMS AVE,**

Exhibit A

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Woodrose Subdivision, of record in Book 5800, Page 216, Register's Office for Davidson County, Tennessee. BEGINNING at a point in the south right-of-way of Williams Avenue, the northeast corner of the Byrd property, thence with the right-of-way southeast 64.07 feet to a point; thence south 11 deg. 57 min 22 sec. west leaving Williams Avenue 200 feet to a point; thence north 78 deg. 02 min. 59 sec. west 87.3 feet to a point; thence north 18 deg. 34 min. 38 sec. east 201.34 feet to the point of beginning. Being the same property as conveyed from MANUEL C. LLANGARI CHIQUI AND WIFE, JULIA V. ROMERO to MARIO LLANGARI, A SINGLE MAN, as described in INSTRUMENT NO. 20071203-0139750, Dated 11/30/2007, Recorded 12/3/2007 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: **20110718-0054800**

Executed by the undersigned on 11/29, 2011:

Federal Home Loan Mortgage Corporation

By: 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 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.

Christina Michelle McCartney
Notary Public

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~~ Pennsylvania
COUNTY OF Beaver)

I, Lauren Kelley,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 62,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lauren Kelley
Affiant

Affiant, Lauren Kelley, subscribed and sworn before me this 13 day of Jan., 2012.

Sharon R Glaab
Notary Public

My commission expires: 2-2-12

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

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