Davidson County DEEDWARRSP
Recvd: 08/02/12 08:04 7 pgs
Fees:38.00 Taxes:43.46
20120802-0068175

Commitment Number: 3020596
Seller's Loan Number: A120FBJ

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Harbour Portfolio VII, LP , 8214 Westchester, Suite 635, Dallas, TX 75225

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-05-0-074.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 7/24, 2012, by and between **Federal National Mortgage Association**, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, and party of the first part, for $11,745.00 (Eleven Thousand Seven Hundred and Forty-Five Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Harbour Portfolio VII, LP**, hereinafter grantee, party of the second part, whose tax mailing address is **8214 Westchester, Suite 635, Dallas, TX 75225**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $11,745.00 (Eleven Thousand Seven Hundred and Forty-Five 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 **902 ELVIRA AVE, NASHVILLE, TN 37216**.

Exhibit A

All that certain parcel of land situate in the County of Davidson and State of Tennessee, described as follows: All that certain parcel of land situated in the County of Davidson and State of Tennessee being known and designated as the West 50 feet of the North 160 feet of Lot No. 2 on the Map showing the subdivision of Lot No. 10 and Lots Nos. 21 and 24, inclusive of John T. Anderson's Home Place, as of record in Book 547, Page 6, Register's Office for said County. Said part of said lot fronts 50 feet on the South side of Elvira Avenue and runs back between parallel lines along the East margin of Keeling Avenue, 160 feet to a dead line. Being the same property as conveyed from Angela Boyd, Co-Trustee to Federal National Mortgage Association, as described in Inst# 20120326-0025413, Dated 03/20/2012, Recorded 03/26/2012 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. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

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: **Doc. 20120326-0025413.**

Executed by the undersigned on 7/24, 2012:

Federal National Mortgage Association

By: ServiceLink, a Division of Chicago Title, its Attorney In Fact

By: _____

Name: Gladys Franco

Title: AVP

POA recorded in Davidson County on 9/1/11 in Inst. 20110901-0067997.

STATE OF _____
COUNTY OF _____

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this ___ day of _____, 2012, by _____ **of ServiceLink, A Division of Chicago Title as the Attorney in Fact for Federal National Mortgage Association**, 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.

See attached
NOTARY PUBLIC
My Commission Expires

ACKNOWLEDGMENT

State of California
County of Orange)

On July 20th, 2012 before me, Maria E. Moreno Galvan, Notary Public
(insert name and title of the officer)

personally appeared Gladys Franco,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARIA E. MORENO GALVAN
COMM. #1868665
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
My Comm. Expires OCT 18, 2013

Signature Maria E. Moreno Galvan (Seal)

OATH OF VALUE

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

I, Amy Yope,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 11,745.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy Yope

Affiant, Amy Yope, subscribed and sworn before me this 1 day of August, 2012.

Notary Public Mark J Appugliese

My commission expires: 5/17/15

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2015
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)