Davidson County DEEDWARRSP
Recvd: 02/01/13 10:48 6 pgs
Fees:33.00 Taxes:62.14
20130201-0010691

Commitment Number: 3107422
Seller's Loan Number: A121K74

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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Kaja Holdings, LLC, 1112 Price Ave, Columbia, SC 29201

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
081-03-0-067.00

SPECIAL WARRANTY DEED

12 USC 1723(a)(c)

THIS INDENTURE, made and entered into as of the 1-24, 2013, by and between **Fannie Mae aka 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 $16,795.00 (Sixteen Thousand Dollars and Seven Hundred and Ninety-Five Dollars and no Cents) in consideration paid grants with covenants of special 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 $7,946.00 (Seven Thousand Dollars and Nine Hundred and Forty-Six 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 **2215 15TH AVENUE NORTH, NASHVILLE, TN 37208**.

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.

Executed by the undersigned on 1/21, 2013:

Federal National Mortgage Association

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

By: _____

Name: Christopher Daniel

Title: AVP

A Power of Attorney relating to the above described property was recorded on 09/01/2011 at Inst#20110901-0067997.

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 21 day of January, 2013, by Christopher Daniel **of ServiceLink, A Division of Chicago Title Insurance Company 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.

_____
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 PENNSYLVANIA
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 $16,795.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant

Affiant, Deborah Kiss, subscribed and sworn before me this 31 day of Jan, 2013.

Mark J. Appugliese
Notary Public

My commission expires: 5/17/15

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark J. Appugliese, Notary Public
Hickory Twp., Lawrence County
My Commission Expires May 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows; Lot Number 22 in the N.H. Mayers Plan of Lots, said Plan being of record in Book N.P. 21, Page 48, Register's Office for Davidson County, Tennessee. Said Lot Number 22 fronts 50 feet on the West side of 15th Avenue North and extends back between parallel lines 139 feet on the North side of said lot and 149 feet on the South side.

Being the same property as conveyed from Shapiro & Kirsch, LLP, Substitute Trustee to Federal National Mortgage Association, as described in Doc No. 20121008-0091931, Dated 10/01/2012, Recorded 10/08/2012 in DAVIDSON County Records.

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)