Davidson County DEEDWARR
Recvd: 11/30/09 08:11 5 pgs
Fees:28.00 Taxes:295.63
20091130-0108761

Commitment Number: 1845406
Seller's Loan Number: 477381677

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:**
**Qi Qin Dong**, 316 Luna Drive, Nashville, TN 37211

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**148.02-00-2500**

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## SPECIAL/LIMITED WARRANTY DEED

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrolton, Texas 75010**, hereinafter grantor, for $79,900.00 (Seventy Nine Thousand Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Qi Qin Dong*** hereinafter grantee, whose tax mailing address is **316 Luna Drive, Nashville, TN 37211**, the following real property:

* married

**All that certain parcel of land situate in the County of Davidson, State of Tennesse, more particularly described as follows: Lot Number 52, on the Plan of Luna Heights, Section III, as of record in Book 2900, page 138, Register's for said County.**

**Being the same property as conveyed from Shapiro & Kirsch, LLP, Substitute Trustee to Federal Home Loan Mortgage Corporation, as described in Document No. 20090213-0012723, Dated 2/10/09, Recorded 2/13/09 in DAVIDSON County Records. Tax/Parcel ID: 148.02-25 Property Address is: 316 Luna Drive Nashville, TN 37211**

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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: **20090213-0012723**

Executed by the undersigned on _____, 2009:

**Federal Home Loan Mortgage Corporation,**
**By Chicago Title Insurance Company dba**
**ServiceLink, as Attorney-In-Fact**

**By:** Daniel J Katella

**Its:** Assistant Vice President

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A Power of Attorney relating to the above described property was recorded on 12/07/2006 at Reception Number: 20061207-0151393.

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on Nov. 18, 2009 by Daniel J. Katella the AVP of **Chicago Title Insurance Company DBA ServiceLink**, who is personally known to me or has produced Personally Known 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.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kevin J. Barker, Notary Public
South Strabane Twp., Washington County
My Commission Expires Nov. 18, 2011
Member, Pennsylvania Association of Notaries

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of PA
County of Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $79,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of November, 2009.

Affiant

Bobbi Santiago
Print Name

(Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kevin J. Barker, Notary Public
South Strabane Twp., Washington County
My Commission Expires Nov. 18, 2011
Member, Pennsylvania Association of Notaries

Notary Public

My commission expires:

11/18/2011

Kevin J. Barker
Print Name

# True Copy Certification

I, Terri Baker, 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 original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Beaver

Personally appeared before me, [~~Name of Notary~~] Lissette Anne Moree, a notary public for this county and state, [~~name of person making certification~~] Terri Baker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/4/2010

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2010
Member, Pennsylvania Association of Notaries