| | |
|---|---|
| Davidson County | DEEDWARRSP |
| Recvd: 09/15/11 14:38 | 5 pgs |
| Fees:28.00 Taxes:159.10 | |
| 20110915-0071809 | |

Commitment Number: 2734239
Seller's Loan Number: 886742

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:**
**Lola Salgado**, 4760 Terragon Trail, Antioch, TN 37013

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**149 05 0 157.00**

## SPECIAL/LIMITED WARRANTY DEED

**Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $43,000.00 (Forty-Three Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Lola Salgado**, hereinafter grantee, whose tax mailing address is **4760 Terragon Trail, Antioch, TN 37013**, the following real property:

**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. 15 on the 2nd Revision of Section 5, Terragon Trails, as of record in Book 5200, Page 18, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property as conveyed from Rubin Lublin Suarez Serrano TN LLC, as Substitute Trustee to Federal Home Loan Mortgage Corporation as described in INSTRUMENT NO. 20110616-0046213, Dated 06/09/2011, Recorded 06/16/2011 in DAVIDSON County Records.**
**Property Address is: 4760 Terragon Trail, Antioch, TN 37013**

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.

Prior instrument reference: **INSTRUMENT NO. 20110616-0046213**

Executed by the undersigned on 9/13, 2011:

**Federal Home Loan Mortgage Corporation**

**By: Chicago Title Insurance Company, its Attorney In Fact**

**By:** Melissa Harvey

**Name:** Melissa Harvey

**Title:** AVP

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

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 13 day of Sept, 2011, by Melissa Harvey AVP **of Chicago Title Insurance Company as the Attorney in Fact for Federal Home Loan Mortgage Corporation**, 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.

Christina Michelle McCartney
NOTARY PUBLIC
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 ~~TENNESSEE~~ Pennsylvania
COUNTY OF Beaver )

I, Lori Clemmer,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 43,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lori Clemmer
Affiant Lori Clemmer

Affiant Lori Clemmer, subscribed and sworn before me this 14th day of September, 2011.

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

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