Davidson County	DEEDWARRSP
Recvd: 11/04/11 10:02	5 pgs
Fees:28.00 Taxes:990.68	
20111104-0086166	

Commitment Number: 2785718
Seller's Loan Number: 1706530443

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:
Mahmood Saleh Yarwais and **Kull Mohammad**, 6721 Christiansted Lane, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172-10-0-B-22.00-CO

SPECIAL/LIMITED WARRANTY DEED

FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **14221 Dallas Parkway Suite 1000 Dallas, TX 75254**, hereinafter grantor, for $267,750.00 (Two Hundred and Sixty-Seven Thousand Seven Hundred and Fifty Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Mahmood Saleh Yarwais** and **Kull Mohammad**,* hereinafter grantees, whose tax mailing address is **6721 Christiansted Lane, Nashville, TN 37211**, the following real property:

* Husband + wife

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: BEING LOT 22 ON THE PLAN OF CLUSTER LOT DEVELOPMENT CHRISTIANSTED VALLEY PHASE 2, REVISION 1, OF RECORD AT INSTRUMENT NO. 200102090012854, REGISTER'S OFFICE OF 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 SHAPIRO & KIRSCH, LLP to FEDERAL NATIONAL MORTGAGE ASSOCIATION, as described in DOC# 20100726-0058258, Dated 07/07/2010, Recorded 07/26/2010 in DAVIDSON County Records. Tax/Parcel ID: 172-10-0-B-22.00-CO
Property Address is: 6721 Christiansted Lane Nashville, TN 37211

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN 120% OF THE TOTAL PURCHASE PRICE EQUALING $321,300.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN 120% OF THE TOTAL PURCHASE PRICE EQUALING $321,300.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST

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 grantees forever.

Executed by the undersigned on 9-6, 2011:

Federal National Mortgage Association

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

Melissa Harvey

Print Name: Melissa Harvey

STATE OF Pa
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 9-6, 2011 **by** Melissa Harvey **on behalf of Federal National Mortgage Association as its Attorney in Fact,** who is personally known to me or has produced NA 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.

Mary M Goddard
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

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 $ 267,750.00, 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 13th day of October, 2011.

Notary Public Sharon R. Glaab

My commission expires: Feb 2, 2012

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