Davidson County	DEEDWARRSP
Recvd: 12/19/11 13:02	5 pgs
Fees:28.00 Taxes:210.90	
20111219-0098729	

Commitment Number: 2665627
Seller's Loan Number: 868499

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:
Amy Hu, 2940 BABY RUTH LN UNIT 27, ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
163 11 0E 054.00

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for $57,000.00 (Fifty-Seven Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Pai I. Sun**, hereinafter grantee, whose tax mailing address is **2940 BABY RUTH LN., UNIT 27, ANTIOCH, TN 37013**, the following real property:

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: Being all of Lot 27, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument Number 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description. Being the same property as conveyed from Shellie Wallace as Successor Trustee and Deanna Dorrough as Co-Trustee to Federal Home Loan Mortgage Corporation, as described in INSTRUMENT NO. 20110331-0024786 Dated 03/23/2011, Recorded 03/31/2011 in DAVIDSON County Records.
Property Address is: 2940 BABY RUTH LN., UNIT 27, 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: **20110331-0024786**

Executed by the undersigned on 12/6, 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 12/7/2006 at Document Number: 20061207-0151393.

STATE OF Pa
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 16 day of Dec, 2011, the undersigned authority, personally appeared Melissa Harvey AVP **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 N/A 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.

Mary M Goddard
NOTARY PUBLIC
My Commission Expires 9-4-13

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, Lori Clemmer,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $57,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lori Clemmer
Affiant

Affiant, LORI Clemmer, subscribed and sworn before me this 16 day of December, 20 11.

Mary M. Goddard
Notary Public

My commission expires: 9-4-13

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

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)