Commitment Number: 2877109
Seller's Loan Number: 928395

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

(5)

Davidson County DEEDWARRSP
Recvd: 04/10/12 13:23 6 pgs
Fees:33.00 Taxes:278.24
20120410-0030662

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Linh Nguyen and **Tien Nguyen** , 607 Galaxie Dr. Nashville, TN. 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
090 16 0 327.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 3/28, 2012, by and between **Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, and party of the first part, for $75,200.00 (Seventy-Five Thousand Dollars and Two Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Linh Nguyen** and **Tien Nguyen** , hereinafter grantees, party of the second part, whose tax mailing address is 607 Galaxie Dr. Nashville, TN. 37209, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $75,200.00 (Seventy-Five Thousand Dollars and Two Hundred 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 **6318 THUNDERBIRD DR, NASHVILLE, TN 37209-1742**.

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: BEING LOT NO. 1352 ON THE PLAN OF CHARLOTTE PARK, SECTION 24, REVISED, OF RECORD IN BOOK 4300, PAGE 171, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. SAID LOT NO. 1352 FRONTS 87 FEET ON THE WESTERLY MARGIN OF THUNDERBIRD DRIVE AND EXTENDS BACK 188.6 FEET ON THE NORTHERLY LINE AND 190.5 FEET ON THE SOUTHERLY LINE TO A DEAD-LINE IN THE REAR MEASURING 102.02 FEET THEREON.

Being the same property as conveyed from Shellie Wallace, Successor Trustee to Federal Home Loan Mortgage Corporation, as described in Inst# 20111109-0087538, Recorded 11/09/2011 in DAVIDSON County Records.

Tax/Parcel ID: 090 16 0 327.00

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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at: **201111090087538**

Executed by the undersigned on 3/28, 2012:

Federal Home Loan Mortgage Corporation

By: Chicago Title Insurance Company, its Attorney In Fact

By: Melissa Harvey

Name: Melissa Harvey
Title: Assistant Vice President

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 28 day of March, 2012, the undersigned authority, personally appeared **Melissa Harvey, Assistant Vice President 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 and that this instrument was voluntarily executed under and by virtue of the said authority.

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~~ 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 $ 75,200.00, 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 9 day of ~~September~~ April, 2012.

Notary Public

My commission expires: 2.2.16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2016
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)