Commitment Number: 3032624
Seller's Loan Number: 1676274461

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

Davidson County DEEDWARRSP
Recvd: 08/24/12 08:37 6 pgs
Fees:33.00 Taxes:151.70
20120824-0076183

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:
Hyon-Su Shin and **Sunyi Shin**, 641 Burges Drive Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
114-00-0-322.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the August 20, 2012, by and between **Federal National Mortgage Association**, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, and party of the first part, for $41,000.00 (Forty-One Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Hyon-Su Shin** and **Sunyi Shin**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, party of the second part, whose tax mailing address is **641 Burges Drive Nashville, TN 37209**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $41,000.00 (Forty-One Thousand 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 **7575 OLD CHARLOTTE PIKE Nashville, TN 37209**.

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: **20110922-0073316**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $49,200.00 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 $49,200.00 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.

Executed by the undersigned on 8-20, 2012:

Federal National Mortgage Association

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

By: _____

Name: Cherri Springer

Title: AVP

A Power of Attorney relating to the above described property was recorded on 09/01/2011 at Document Number: 201111040086165.

STATE OF Pa
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 20 day of Aug., 2012, by Cherri Springer AVP **of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association**, 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.

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 PENNSYLVANIA
COUNTY OF BEAVER

I, BARBARA LOLLY,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $41,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Barbara Lolly
Affiant

Affiant, BARBARA LOLLY, subscribed and sworn before me this 22 day of August, 2012.

Mark J Appugliese
Notary Public

My commission expires: 5/17/15

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A

All that certain parcel of land situate in the 8th formerly 12th Civil District of Davidson County, State of Tennessee, being part of Lot No. 1 on the Plan of the subdivision of the lands of William Gower, deceased, of record in Minute Book "H" page 487, office of the County Court Clerk for said County, described according to a copy of a survey thereof made by H. B. Fowlkes, Surveyor in August 1944. Commencing at a point on the South boundary of Old Charlotte Pike South 18? 00' 00" East 500.00 feet to an iron pin thence South 72? 08' 40" West 446.78 feet to an iron pin thence North 18? 00' 00" West 500 feet to a point in the Southerly boundary of Old Charlotte Pike thence North 72? 08' 40" East 446.78 feet to a point of beginning, all in accordance with a survey dated January 5, 1998 by Volunteer Surveying, 3429 Township Road, Antioch, Tennessee, 37013.

Being the same property as conveyed from Shellie Wallace, Successor Trustee, to Federal National Mortgage Association, as described in Inst. No. 2011092-0073316, Dated 09/15/2011, Recorded 09/22/2011 in DAVIDSON County Records.

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