Davidson County	DEEDWARRSP
Recvd: 03/04/13 09:54	4 pgs
Fees:23.00 Taxes:243.74	
20130304-0021209	

This Instrument Prepared By:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
Jin Yan Lu
2013 Hickory Hill LN
Hermitage, TN 37076

Tax ID: 086 16 0 061.00
Order #: 7622048d
Ref #: 821874516

SPECIAL WARRANTY DEED 465553934

This instrument, made and entered into on this the 10 day of December, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, whose address is 5000 Plano Parkway, Carrollton TX 75010, Grantor, and JIN YAN LU, a (n) Married person, whose address is 2013 Hickory Hill LN Hermitage TN 37076 Grantee.

Witnesseth:

That for and in consideration of the sum of $ 65,875.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 4404 Gina Brook, Hermitage, TN 37076

Being all of that certain property conveyed to GRANTOR, by deed recorded 11/07/2012 as Instrument No.20121107-0102731, of official records.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

Witness

Demetrius Smith
Printed Name

Witness

Cynthia Partida Valtierra
Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: _____

Print Name & Title Sandra Taylor
Authorized Signer of National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as Attorney in Fact and/or agent for FEDERAL HOME LOAN MORTGAGE CORPORATION

STATE OF TN }
COUNTY OF Dallas }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within by Sandra Taylor, who is the Authorized Signer of National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as Attorney-in-Fact and/or agent for FEDERAL HOME LOAN MORTGAGE CORPORATION, a federally chartered corporation, on behalf of the corporation., the Grantor, with whom I am personally acquainted (or who have both proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 10 day of December, 2012.

Notary Public Brittani Peace
My Commission Expires 3-7-15

BRITTANI PEACE
Notary Public, State of Texas
My Commission Expires
March 07, 2015

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $65,875.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Vivian Burns
Affiant

Subscribed and sworn to before me this the 22 day of February, 2012.

Kimberly Paige Wise
Notary Public Kimberly Paige Wise
My Commission Expires:

KIMBERLY PAIGE WISE
MY COMMISSION # EE831277
EXPIRES December 27, 2016
(407) 398-0153 FloridaNotaryService.com

Name and Address of Property Owner:
Jin Yan Lu
2013 Hickory Hill Ln
Hermitage, TN 37076

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
←

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 146, GINA BROOKE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5800, PAGE 73, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE, BY DEED DATED OCTOBER 30, 2012 AND RECORDED NOVEMBER 07, 2012 AS INSTRUMENT NO.20121107-0102731 OF OFFICIAL RECORDS

COMMONLY KNOWN AS: 4404 GINA BROOK, HERMITAGE, TN 37076

LU
46553934
TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED
3

FIRST AMERICAN MORTGAGE SERVICES
1100 Superior Avenue, Suite 200
Cleveland, Ohio 44114
Attn: National Recording

True Copy Certification

I, Alison Smith, 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 original document executed and authenticated according to law.

Signature _____

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Alison Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: Dec 16, 2016

Notary Seal

