Davidson County DEEDWARRSP
Recvd: 04/18/13 16:37 6 pgs
Fees:33.00 Taxes:233.10
20130418-0038914

Commitment Number: 3076552
Seller's Loan Number: 1018090

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

This instrument prepared by:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
Phuoc Ba Le & Quynh Nguyen
3145 Parksdale Harbor Dr., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
107-05-0-203.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 4/9, 2013, by and between **Federal Home Loan Mortgage Corporation**, whose mailing address is **5000 Plano Parkway, Carrollton, TX 75010**, hereinafter grantor, and party of the first part, for Sixty-Three Thousand Dollars and Zero Cents ($63,000.00) in consideration paid grants with covenants of limited warranty to **Phuoc Ba Le & Quynh Nguyen**, husband and wife, hereinafter grantee, party of the second part, whose tax mailing address is 3145 Parksdale Harbor Dr., Nashville, TN 37214, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration Sixty-Three Thousand Dollars and Zero Cents ($63,000.00), 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 805 Elissa Drive, Nashville, TN 37217.

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.

Federal Home Loan Mortgage Corporation

By: Chicago Title Insurance Company, its Attorney in Fact.

By: _____

Print Name: Cherri Springer

Its: AVP

A Power of Attorney relating to the above described property was recorded 12/07/2006 at 20061207-0151393.

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 4-9, 2013 **by** Cherri Springer AVP **of ServiceLink, a Division of Chicago Title Insurance Company on behalf of Federal Home Loan Mortgage Corporation as its Attorney in Fact,** who is personally known to me or has produced _____ 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 PENNSYLVANIA
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 $63,000.00, 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 17 day of April, 2013.

Mark J Appugliese
Notary Public

My commission expires: 5/17/15

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

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING LOT NO. 212 ON THE PLAN OF BEL-AIR, SECTION 2, OF RECORD IN PLAT BOOK 2900, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED FROM WILSON & ASSOCIATES, PLLC TO FEDERAL HOME LOAN MORTGAGE CORPORATION, AS DESCRIBED IN DOCUMENT NO 20121023-0097259, DATED 10/18/2012, RECORDED 10/23/2012 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