Davidson County DEEDWARRSP
Recvd: 11/06/13 12:06 6 pgs
Fees:33.00 Taxes:821.40
20131106-0115200

Commitment Number: 3118224
Seller's Loan Number: 1036126

After Recording Return To:
ServiceLink LLC
400 Corporation Drive
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
ServiceLink LLC
400 Corporation Drive
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
MD Solaiman Chowdhury
5657 Deer Valley Trl
Antioch, TN 37013-4261

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173-08-0A-057.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 10 day of Septmeber, 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 Two Hundred Twenty Two Thousand Dollars and No Cents ($222,000.00) in consideration paid grants with covenants of limited warranty to **MD Solaiman Chowdhury**, hereinafter grantee, party of the second part, whose tax mailing address is 5657 Deer Valley Trl, Antioch, TN 37013-4261, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration Two Hundred Twenty Two Thousand Dollars and No Cents (222,000.00), 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 **5657 Deer Valley Trl, Antioch, TN 37013-4261.**

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.

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows:

Land in Davidson County, Tennessee being Lot No. 87 on the Final Plat, Section Two, Deer Valley, a Planned Unit Development of record in Instrument No. 20060106-0002333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed from RUBIN LUBLIN TN, PLLC to FEDERAL HOME LOAN MORTGAGE CORPORATION, as described in Doc No. 20130520-0050629, Recorded 05/20/2013 in DAVIDSON County Records.

Being the same property as conveyed from Rubin Lublin TN, PLLC, to Federal Home Loan Mortgage Corporation, as described in Doc No. 20130129-0009103, Recorded 01/29/2013 in the Davidson Official Records.

Executed by the undersigned on 9-10 **,2013:**

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 was recorded on the above property on 12/07/2006 in Doc No. 20061207-0151393 in Davidson County Official Records

STATE OF PA
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 9-10, 2013 by Cherri Springer AVP of Service Link 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, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

State of PA
County of Beaver

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 222,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10 day of Sept, 20 13

Affiant

Cherri Springer
Print Name

(Seal)

Mary M Goddard
Notary Public

My commission expires:

9-4-17

Mary Goddard
Print Name

CTIC# _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Kara Cress, 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 Cress
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Cress 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 22, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-22-2014
Notary Seal (If on Paper)