Davidson County DEEDWARRSP
Recvd: 02/10/14 09:46 6 pgs
Fees:33.00 Taxes:189.07
20140210-0011288

Commitment Number: 3194976
Seller's Loan Number: 1064973

After Recording Return To:
ServiceLink LLC
1200 Cherrington Parkway
Moon Township, PA 15108
(800) 439-5451

This instrument prepared by:
ServiceLink LLC
1200 Cherrington Parkway
Moon Township, PA 15108
(800) 439-5451

**New Property Owner/Mail Tax Statements To:**
**Ke Qin**
**2611 Woodyhill Dr**
**Nashville, TN 37207-4539**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**07104004500**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 30th day of Jan, ~~2013~~ 2014, 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 Fifty One Thousand One Hundred Dollars and No Cents ($51,100.00) in consideration paid grants with covenants of limited warranty to **Ke Qin** *, hereinafter grantee, party of the second part, whose tax mailing address is **2611 Woodyhill Dr, Nashville, TN 37207-4539**, the real property described in the **Attached Exhibit A:**

* Single

WITNESSETH: That for and in consideration Fifty One Thousand One Hundred Dollars and No Cents ($51,100.00), 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 **261 Woodyhill Dr, Nashville, TN 37207-4539.**

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.

**Executed by the undersigned on** 1-30 **,~~2013~~** 2014

**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 12/27/2006 in Inst# 20061207-0151393, in Davidson County Official Records**

STATE OF PA
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me on 1-30, 2014 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 ALLEGHENY

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 $ 51,100.00 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 30 day of Jan, 2014.

Affiant

Dustin Krashna

Print Name

(Seal)

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

# Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Joywood Heights, Section 2 of record in Plat Book 1130, page 92, Register's office for said county, to which reference is made for a more complete description.

Said Lot No. 304 fronts 60 feet on the easterly margin of Woodyhill drive and extends back 193.7 feet on the southerly line and 193.6 feet on the northerly line to a deed line in the rear measuring 60 feet thereon.

Being the same property as conveyed from Janie L. Jackson, N/K/A Janie L. Campbell and Stevie J. Campbell to Denise Ashcraft, as described in Ints. 20071106-0131113, Dated 10/30/2007, Recorded 11/06/2007, in DAVIDSON County Records.

Being the same property as conveyed from Shapiro & Kirsch, LLP, to Federal Home Loan Mortgage Corporation, as described in Instrument # 20130628-0066647, Recorded 05/28/2013 in the Davidson Official Records.

# True Copy Certification

I, Dana L. Baxendell, 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.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

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