Davidson County DEEDWARRSP
Recvd: 05/07/14 14:18 6 pgs
Fees:33.00 Taxes:521.70
20140507-0039121

Commitment Number: 3214465
Seller's Loan Number: 1084249

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:
Ran Xu and Zhenkai Zhang
2116 Hobbs Rd
Nashville, TN 37215-3396

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
131020A02100CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 24 day of March, 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 One Hundred Forty-One Thousand Dollars and No Cents ($141,000.00) in consideration paid grants with covenants of limited warranty to **Ran Xu and Zhenkai Zhang, a married couple**, hereinafter grantee, party of the second part, whose tax mailing address is **2116 Hobbs Rd, Nashville, TN 37215-3396**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration One Hundred Forty-One Thousand Dollars and No Cents ($141,000.00), 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 **2116 Hobbs Rd, Nashville, TN 37215-3396.**

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 condominium situate in the County of Davidson and State of Tennessee being known and designated as:

BEING Unit No. E-2, on the Plan of Hobbs House Condominiums Apartments horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4595, page 74, amended in Book 5200, page 54, Registers Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property as conveyed from WILSON & ASSOCIATES, PLLC TO FEDERAL HOME LOAN MORTGAGE CORPORATION REC DATE 09/30/2013 DOC NO 20130930-0102277 in Davidson County Records.

Being the same property as conveyed from Wilson & Associates, PLLC, to Federal Home Loan Mortgage Corporation as described in Doc No. 20130930-0102277, Recorded 09/30/2013 in Davidson County Official Records

Executed by the undersigned on 3-26 **,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 12/07/2006 in Doc No. 20061207-0151393 in Davidson County Official Records

STATE OF Pennsylvania
COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me on 3-26, 20 14 by Cherri Springer, AVP of Servicelink 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
Mary M Goddard

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 Pennsylvania
County of ~~ALLEGHENY~~ 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 $ 141000.00 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 26 day of March, 2014.

Affiant

Dustin Krashna
Print Name

(Seal)

Notary Public

My commission expires:
9-4-17

Mary Goddard
Print Name

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

CTIC# _____

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