Davidson County	DEEDWARRSP
Recvd: 12/01/11 11:00	5 pgs
Fees:28.00 Taxes:295.63	
20111201-0093533	

Commitment Number: 150763
Seller's Loan Number: 0032341109

After Recording Return To:

PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis PA 15108
866-412-3636

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner
STEPHANIE ROLARK, 3365 COUNTRY WAY ROAD, ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-07-0-218.00

1276 **SPECIAL/LIMITED WARRANTY DEED**

WLR/IVZ Resi NPL, LLC, by American Home Mortgage Servicing, Inc., as Attorney In Fact, whose mailing address is **4600 Regent Blvd., Ste. 200, Irving, TX 75063**, hereinafter grantor, for $79,900.00 (Seventy-Nine Thousand Dollars and Nine Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **STEPHANIE ROLARK**, * hereinafter grantee, whose tax mailing address is **3365 COUNTRY WAY ROAD, ANTIOCH, TN 37013**, the following real property:

* unmarried

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows to wit: Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of the Country, Section 5, of record in Plat 5200, Page 271 & 272, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete and accurate description thereof. Being the same property as conveyed from Samuel J. Francescon and wife, Judy L. Fransescon to Chinbo Chang and wife, Young S. Chang, as described in Book 8989 Page 518, Dated 06/18/1993, Recorded 06/22/1993.

Being the same property as conveyed by Nationwide Trustee Services Inc to WLR/IVZ Resi NPL, LLC in Deed Recorded: 02/07/2011 in Inst# 20110207-0010556 of DAVIDSON Official records.
Property Address is: 3365 COUNTRY WAY ROAD, ANTIOCH, TN 37013

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.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20110207-0010556**

Executed by the undersigned on Oct 31, 2011:

WLR/IVZ Resi NPL, LLC, by American Home Mortgage Servicing, Inc., as Attorney In Fact

By: Phyllis Washington
Assistant Secretary

Its: _____

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on October 31, 2011 by Phyllis Washington its Assistant Secretary on behalf of **WLR/IVZ Resi NPL, LLC, by American Home Mortgage Servicing, Inc., as 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.

Notary Public

NOTARY PUBLIC STATE OF TEXAS
Elizabeth Parks
My Commission Expires
02/08/2015

Maximum principal indebtedness for Tennessee recording tax purposes is $79900.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Dallas

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $79,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31 day of October, 2011.

Phyllis Washington
Affiant

Phyllis Washington
Assistant Secretary
Print Name

NOTARY PUBLIC STATE OF TEXAS
Elizabeth Parks
My Commission Expires
02/08/2015

(Seal)

Elizabeth Parks
Notary Public

My commission expires:

FEB 08 2015

Elizabeth Parks
Print Name

Mail Tax Bill to:
PNC, ISAOA/ ATIMA
150 3rd Ave S., Ste. 900
Nashville, TN 37201

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Tennessee

County of Williamson

Personally appeared before me, the Undersigned, a notary public for this county and state, Kim Hollingshead 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: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE