Davidson County	DEEDWARRSP
Recvd: 12/29/11 09:49	6 pgs
Fees:33.00 Taxes:167.61	
20111229-0101659	

Commitment Number: 146797
Seller's Loan Number: 0011176476

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/Mail Tax Statements To:
NICK DORROLL, 1601 DR DB TODD JR BLVD., NASHVILLE,TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
081-15-0-125.00

SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank, N.A., as Trustee for Merrill Lynch Mortgage Investors Inc., Mortgage Loan Asset-Backed Certificates, Series 2003-OPT1, 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 $45,300.00 (Forty-Five Thousand Three Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **NICK DORROLL and AIMEE DORROLL**, husband and wife, hereinafter grantee, whose tax mailing address is **1601 DR DB TODD JR BLVD., NASHVILLE,TN 37208**, the following real property:

Situated in City of Nashville, County of Davidson, State of Tennessee, to wit: The following described property located in Davidson County, Tennessee: TRACT 1 Land in Davidson County, Tennessee, being the southerly half of Lot Nos. 72, 73 and 74, in the J.M., T.J. & O.W. Harding plan of Lots, in North Nashville, as of record in Book 21, Page 80, Register's Office for said County. Beginning on the Northwest corner of Dr. D.B. Todd, Jr. Blvd., formerly 18th Avenue North, 18 foot alley, being the S.E. corner of said Lot No. 74; thence with the Northerly margin of said alley, Westwardly 150 feet more or less, to the Easterly

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: **20110202-0009199**

POA recorded 3-3-16 hsh 20160216-0012577

Book 343, Page 588, said Register's Office, and being also the S.E. Corner of said Lot 71; thence with the Easterly margin of said 12-1/2 foot alley, Northwardly 75 feet to Dukes S.W. corner; thence with Duke's Southerly line Eastwardly 137 feet more or less, to the Westerly margin of Dr.D.B. Todd, Jr., Blvd. formerly 18th Avenue north; thence with said Avenue, Southwardly 76-1/4 feet more or less, to the beginning. TRACT 2 Land in Davidson County, Tennessee being the northerly 75 feet of Lots 72, 73 and 74 on the plat of J.M., T.J. and O.W. Hardings Addition to Nashville as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.
Beginning at the northeast corner of Lots No. 71 in said Harding's Addition being also the northeast corner of a 12- 1/2 foot alley which alley is described in a Deed from Tillman and wife, Geo. M. tillman and Evelyn Polk of record in Book 343, page 588 said Egister's office, starting at said corner and the south margin of Formosa Street; thence running southwardly at right angles to Formosa Street 73 feet, thence running eastwardly at right angles to said 12- 1.2 foot alley to the westerly margin of 18th Avenue North Street; thence northwardly with the west margin of said Salem Street of 18th Avenue North to said margin of Formosa Street; thence with the southerly margin of Formosa Street about 124 feet to the beginning.

Subject to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

Being the same property as conveyed from Nationwide Trustee Services, Inc., as Substitute Trustee to Wells Fargo Bank, N.A., as Trustee for Merrill Lynch Mortgage Investors Inc., Mortgage Loan Asset-Backed Certificates, Series 2003-OPT1 in
Inst. No. 20110202-0009199, Recorded 02/02/2011 Davidson County Records.

Property Address is: 1601 DR DB TODD JR BLVD., NASHVILLE, TN 37208

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.

Executed by the undersigned on NOV 0 3 2011, 2011:

Wells Fargo Bank, N.A., as Trustee for Merrill Lynch Mortgage Investors Inc., Mortgage Loan Asset-Backed Certificates, Series 2003-OPT1, by American Home Mortgage Servicing, Inc., as Attorney In Fact

By: Dawnelle Porter
Assistant Secretary

Its: _____

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on NOV 0 3 2011 2011 by Dawnelle Porter its Assistant Secretary on behalf of **Wells Fargo Bank, N.A., as Trustee for Merrill Lynch Mortgage Investors Inc., Mortgage Loan Asset-Backed Certificates, Series 2003-OPT1, 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 STATE OF TEXAS
Kelli S Coleman
My Commission Expires
02/08/2015

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(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 $45,300.00, 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 _____ day of NOV 0 3 2011, 20_____.

Affiant
Dawnelle Porter
Assistant Secretary
Print Name

NOTARY PUBLIC STATE OF TEXAS
Kelli S Coleman
My Commission Expires
02/08/2015

(Seal)

Notary Public

My commission expires:
2/8/15

Kelli Coleman
Print Name

True Copy Certification

I, Karen Sciaretta, 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.

Karen M Sciaretta
Signature

State of PA

County of Allegheny

Personally appeared before me, Cynthia L. Ike a notary public for this county and state, Karen M Sciaretta who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cynthia L Ike
Notary's Signature

My Commission Expires: 11-24-13
Notary' Seal (if on paper)

NOTARIAL SEAL
CYNTHIA L IKE
Notary Public
CANONSBURG BORO., WASHINGTON CNTY
My Commission Expires Nov 24, 2013