Davidson County	DEEDWARRSP
Recvd: 12/29/11 12:21	5 pgs
Fees:28.00 Taxes:277.50	
20111229-0101814	

Commitment Number: 168113
Seller's Loan Number: 0031799745

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:
CAROLYN SELLS and **LOTTIE MERRITT**, 1000 E LAKE CT NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108.08-99

SPECIAL/LIMITED WARRANTY DEED

REO Properties, Inc., 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 $75,000.00 (Seventy-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **CAROLYN SELLS** married and **LOTTIE MERRITT** unmarried, hereinafter grantees, whose tax mailing address is **1000 E LAKE CT., NASHVILLE, TN 37214**, the following real property:

The following described real estate to wit: Being Lot No. 10 on the Plan of East Lake Subdivision Section 2, Revised, of record in Plat Book 5200, Page 299, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description. Being the same property as conveyed from DB Structured Products to REO Properties Corporation as described in Deed dated 09/09/2011, recorded 9/15/2011 in Instrument Number 20110915-0071495 in DAVIDSON County Records.
Property Address is: 1000 E LAKE CT., NASHVILLE, TN 37214

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 grantees forever.

Prior instrument reference: **201105170037594**

Executed by the undersigned on 11-3, 2011:

REO Properties, Inc., by American Home Mortgage Servicing, Inc., as Attorney In Fact

By: _____

Robert Hardman
Its: Vice President

STATE OF TX
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on 11/3, 2011 by Robert Hardman its Vice President on behalf of **REO Properties, Inc., by American Home Mortgage Servicing, Inc., as Attorney In Fact**, who is personally known to me or has produced N/A 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

WILLIAM EDWARD CUCHENS
Notary Public, State of Texas
My Commission Expires
June 24, 2014

Maximum principal indebtedness for Tennessee recording tax purposes is 75,000.
(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 $75,000 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 3 day of November, 20 11.

WILLIAM EDWARD CUCHENS
Notary Public, State of Texas
My Commission Expires
June 24, 2014

Affiant

Robert Hardman
Vice President

Print Name

(Seal)

Notary Public

My commission expires:
6/24/14

William Cuchens

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