Prepared By and Return to:
This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108
#338270

Davidson County DEEDWARRSP
Recvd: 01/25/16 13:50 7 pgs
Fees:38.00 Taxes:330.46
20160125-0006933

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
NRZ REO Inventory Corp.	NRZ REO Inventory Corp.	136-15-0B-169.00
1345 Avenue of Americas, New York, NY 10105	1345 Avenue of Americas, New York, NY 10105	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **JPMORGAN CHASE BANK, N.A.**, a national association, ("Grantor"), in favor of **NRZ REO Inventory Corp.**, a national association ("Grantee").

FOR AND IN CONSIDERATION of the sum of $89,313.06 (Eighty Nine Thousand Three Hundred Thirteen Dollars and Six Cents), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JPMORGAN CHASE BANK, N.A.** Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Adams County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 13 day of JAN, 2016.

GRANTOR:

JPMORGAN CHASE BANK, N.A.

By: _____

Name: Timothy J Wilson

Its: Vice President

Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this January 13, 2016, by Timothy J. Wilson, the Vice President of *JPMorgan Chase Bank, NA.* a National Association organized under the laws of the United States of America. He is personally known to me.

X _____
Notary Public

NOTARY PUBLIC STATE OF OHIO

ANDREW BARTZ
Notary Public, State of Ohio
My Comm. Expires 09/06/2016

(seal)

Printed Name: Andrew Bartz

DB1/67069091.2

SPECIAL WARRANTY DEED

EXHIBIT "A"

BEING LOT NUMBER 95 ON THE PLAN OF A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) PHASE 3, SMITH SPRINGS TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20020926-0117439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. Being the same property as conveyed from JPMorgan Chase Bank, National Association to The Secretary of Veterans Affairs, an Officer of the United States of America, as described in Inst # 20121030-0099252, Dated 10/05/2012, Recorded 10/30/2012 in DAVIDSON County Records.

Property Address is: 3401 ANDERSON RD., ANTIOCH, TN 37013

The last recorded deed being the DEED QC recorded in Doc ID 20151103-0111887 of the DAVIDSON County Register of Deeds, Tennessee.

P

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

OATH OF VALUE

Warranty Deed

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Allegheny)

I, Kim Hussino,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $89,313.06, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Kim Hussino
Affiant

Affiant, Kim Hussino, subscribed and sworn before me this 28 day of January, 2016.

Notary Public

My commission expires: May 6 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019

True Copy Certification

I, Lisa Williams, 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.

Lisa Williams
Signature

State of PA

County of Allegheny

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

Christina McCartney
Notary's Signature

My Commission Expires: 4-15-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine McCartney, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 15, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES