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
#325176 (880414-6416

Davidson County DEEDWARRSP
Recvd: 02/12/16 10:05 7 pgs
Fees:38.00 Taxes:1007.41
20160212-0013705

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP/PARCEL NUMBERS: |
|---|---|---|
| NRZ REO Inventory Corp. | NRZ REO Inventory Corp. | 061 02 0 130.00 |
| 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, NATONAL ASSOCIATION**, ("Grantor"), in favor of **NRZ REO Inventory Corp.**, a CORPORATION ("Grantee").

FOR AND IN CONSIDERATION of the sum of $272,273.36 (Two Hundred Seventy Two Thousand Two Hundred Seventy Three Dollars and Thirty 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, NATONAL ASSOCIATION** 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~~ Davidson 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 26th day of January, 2016.

**GRANTOR:**

**JPMORGAN CHASE BANK, NATONAL ASSOCIATION**

By: Sharon Ray
Name: Sharon Ray
Its: Vice President

# Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this January 26, 2016, by Sharon Ray, the Vice President of *JPMorgan Chase Bank, NA.* a National Association organized under the laws of the United States of America. She is personally known to me.

X _____
Notary Public

(seal)

Printed Name: Ashley L. Bond




ASHLEY L. BOND
Notary Public, State of Ohio
My Commission Expires 12/10/2018

DBi/10706091.2
sr

**SPECIAL WARRANTY DEED**

EXHIBIT "A"

**Situated in Davidson County, Tennessee, being more particularly described as follows:**

**Being designated as Lot 33, Plan of Gra-Mar Acres, Section Two, as shown on the plat of same of record in Plat Book 2133, Page 74, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said lot.**

**Being the same property conveyed to JPMorgan Chase Bank, National Association, by Trustee's Deed recorded July 30, 2013, in Instrument Number 20130730-0079059, Register's Office for Davidson County, Tennessee.**

**Property Address is: 4505 SAUNDERS AVE., NASHVILLE, TN 37216**

The last recorded deed being the Trustee's Deed recorded in Doc# 20130730-0079059 of the ~~DUTCHESS~~ County Register of Deeds, Tennessee.
Davidson

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 Huggins,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 272,273.36, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Kim Huggins
Affiant

Affiant, Kim Huggins, subscribed and sworn before me this 9 day of February, 2016.

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

Notary Public

My commission expires: May 6 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