Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V1001-105
#5001248995
2815907

Davidson County DEEDWARR
Recvd: 10/30/06 10:51 3 pgs
Fees:18.00 Taxes:266.40
20061030-0134115

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 24 day of October 2006, by CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc., Grantor, by its duly authorized attorney in fact National Default REO Services, LLC, d/b/a First American Asset Closing Services.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Fredy Torres and Lesdy Torres, Grantees, the following land in Davidson County, Tennessee:

Described property located in Davidson County, Tennessee, to-wit:

Lot Number 30 on the Plan of Revised Haywood Forrest, of record in Plat Book 5200 at Page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

Being the same property conveyed to CitiFinancial Mortgage Company, Inc., by Substitute Trustee's Deed filed on February 27, 2006 as instrument number 20060227-0022188 in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 154 Sheila Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc. by its duly authorized attorney in fact National Default REO Services, LLC, d/b/a First American Asset Closing Services

BY: _____

ITS: KIRSTEN GILCHRIST, VICE PRESIDENT

Acknowledgment

State of CALIFORNIA
)ss.
County of ORANGE

On this day before me, a Notary Public, personally appeared KIRSTEN GILCHRIST, VICE PRESIDENT **of FAACS, a corporation, as attorney-in-fact for CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 24 day of October 2006.

_____
Notary Public: J.M. VERDUGO

My commission expires:

APRIL 4, 2009
(Seal)

J. M. VERDUGO
Commission # 1566613
Notary Public - California
Orange County
My Comm. Expires Apr 4, 2009

State of Tennessee
)ss.
County of Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $ 72,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

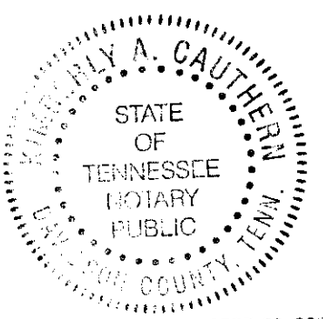
Affiant

Subscribed and sworn to before me this 25th **day of** October, 2024.

Notary Public

My commission expires:

(Seal)



My Commission Expires SEPT. 20, 2028

Property owner and party responsible for payment of taxes:
Fredy Torres and Lesdy Torres
154 Sheila Drive
Antioch, TN, 37013

Map No. 148-15-0-192.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211