Davidson County DEEDWARR
Recvd: 09/03/08 11:43 3 pg
Fees:18.00 Taxes:295.63
20080903-0090184

Prepared By:
This instrument prepared by: First American Title Insurance Company
Shawn R. Freibert, Attorney at Law
100 Mallard Creek Road, Suite 400
Louisville, Kentucky 40207
(502)618-5662
Shawn R. Freibert
100 Mallard Creek Rd., Suite 400
Louisville, Kentucky 40207
File No.: 2149-1928165
502.315.1650

When recorded mail to:
First American Title Insurance Co
100 Mallard Creek Rd., Suite 400
Louisville, Kentucky 40207

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this , by and between **CitiMortgage, Inc.**, party of the first part, and **Oakwood Property Management, LLC**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee,

Being Lot No 44 on the Plan of Primrose Acres, as shown on plat of record in Plat Book 2663, page 106 and 107, Register's Office for Davidson County, Tennessee, to which further reference made for a more complete description of said property; and

BEING the same property conveyed to William S. Green and Kimberly G. Green by Deed dated October 30, 1995 and recorded on November 6, 1995 in Book 9851, Page 610 of the Register's Office of Davidson County, Tennessee; and

THEREAFTER, being the same property conveyed to CitiMortgage, Inc., by Substitute Trustee's Deed dated May 12, 2008 and recorded on May 16, 2008 in Inst. No. 20080516005036S of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to party of the first part, herein shown in:
Book _____, Page No._____: or Instrument No._____: in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **04203004000**
Improved OR
Unimproved property located at: **909 North Graycroft Avenue, Madison, Tennessee 37115-2516**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

CitiMortgage, Inc.

By: [ ]

As: [ ] of US Real Estate Services, Inc. as Agent and Attorney in Fact

Prepared By:
First American Title Insurance Company

Shawn R. Freibert
100 Mallard Creek Rd., Suite 400
Louisville, Kentucky 40207
502.315.1650

****

Owner's Name: **Oakwood Property Management, LLC**

and Address: 408 Hwy 76 E PMB #144
White House, TN 37188

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Oakwood Property Management, LLC
408 Hwy 76 E PMB #144
White House, TN 37188

State of California

County of Orange

Before me, Ami L. Schlicht, Notary Public of the State and County mentioned, personally appeared Rita Stitt as Authorized Signer with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be (president or other officer authorized to execute the instrument) of **US Real Estate Services, Inc. as Agent and Attorney in Fact for Citimortgage, Inc.** the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

Witness my hand and Seal at office in this May 24, 2008.

Notary Public

AMI L. SCHLICHT
Commission # 1545361
Notary Public - California
Orange County
My Comm. Expires Jan 17, 2009

My Commission Expires: January 17, 2009

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**79,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: CitiMortgage, Inc. by US Real Estate Services, Inc. as Agent and Attorney in Fact

Subscribed and sworn to before me this May 24, 2008

Notary Public

My Commission Expires: January 17, 2009

AMI L. SCHLICHT
Commission # 1545361
Notary Public - California
Orange County
My Comm. Expires Jan 17, 2009