THIS INSTRUMENT PREPARED BY:

Heritage Title Services
315 West Main Street, Suite 38
Hendersonville, TN 37075

AFTER RECORDING RETURN TO:
HERITAGE TITLE SERVICES
Attn: Nancy McMillen
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

BILL GARRETT, Davidson County
Trans:T20100007612 DEEDWARRSP
Recvd: 02/08/10 10:05 3 pgs
Fees:18.00 Taxes:230.14
20100208-0009721

Address New Owner(s)
Brian Mullins

1811 Ivy Crest Drive
Brentwood, TN 37027

Send Tax Bills To:
Brian Mullins

1811 Ivy Crest Drive
Brentwood, TN 37027

Map & Parcel No:
075060A05100C0 & 075060A05200CO

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 28th **day of** January, **20** 10, by and between **CitiFinancial Inc., a Tennessee corporation by** Mason Legendre, **in his/her capacity as** Vice President **for Olympus Asset Management, Attorney in Fact for and on behalf of CitiFinancial Inc., a Tennessee corporation** a corporation organized and existing under and by virtue of the laws of the State of Maine by Mason Legendre, it's Vice President party of the first part, and **Brian Mullins, married,** party of the second part,

WITNESSETH: That for and in consideration of **SIXTY TWO THOUSAND TWO HUNDRED AND 00/100 DOLLARS ($62,200.00)**, 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 Hermitage, County of Davidson, State of Tennessee:

Lot Number 26B, Phase 2, Hermitage Villa Condominiums, as shown by the Master Deed and By Laws of Hermitage Village Condominiums of record in Book 6623, page 595, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit, together with an undivided interest in common elements for Hermitage Villa Condominiums appurtenant to said unit as defined in the said Master Deed and By-Laws for Hermitage Villa Condominiums.

Unit A of Lot 26 of Phase 2, of Hermitage Villa Condominiums, as shown by the Master Deed and By-Laws of Hermitage Village Condominiums, of record in Book 6623, page 595, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit, together with an undivided interest in common elements for Hermitage Villa Condominiums appurtenant to said unit as defined in the said master Deed and By Laws for Hermitage Villa Condominiums.

Being the same property conveyed to CitiFinancial Inc., a Tennessee corporation, by Corrected Substitute Trustee's Deed dated August 14, 2009 and recorded in Instrument # 20100208 - 0009719 in the records for Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or 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 it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons, but only as it pertains to the actions of the first party herein.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

CitiFinancial Inc., a Tennessee corporation by Mason Legendre **, in his/her capacity as** Vice President **for Olympus Asset Management, Attorney in Fact for and on behalf of CitiFinancial Inc., a Tennessee corporation**

By: Mason Legendre

Title: Vice President

Olympus Asset Management, Inc. 2005 ALIENATED

STATE OF Maine, COUNTY OF Cumberland

Before me, a Notary Public in and for said State and County aforesaid, personally appeared **CitiFinancial Inc., a Tennessee corporation by** Mason Legendre, **in his/her capacity as** Vice President **for Olympus Asset Management, Attorney in Fact for and on behalf of CitiFinancial Inc., a Tennessee corporation** the within named bargainor, a corporation, and that he/she as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself/himself as such Vice President.

WITNESS my hand and Official Seal at office this 28 **day of** January, 20 10

JENNIFER MERRILL
Notary Public, Maine
My Commission Expires
September 11, 2015

My commission expires: _____

Notary Public

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 is, **$62,200.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X _____
Affiant Eric Hirshberg

Subscribed and sworn to before me, this 28 **day of** January, **20** 10

Property address:
374 and 376 Monaco Drive
Hermitage, TN 37076
File # LB187000740

JENNIFER MERRILL
Notary Public, Maine
My Commission Expires
September 11, 2015