6

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100024763 DEEDWARRSP
Recvd: 04/26/10 15:03 2 pgs
Fees:13.00 Taxes:57.35
20100426-0031515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES 5/6/2013

(AFFIX SEAL)

J. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirlyn W. Johnson	**SAME**	081-03-0-114.00
(NAME)	(NAME)	
2117 14th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CitiMortgage, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shirlyn W. Johnson, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30, on the plan of Buena Vista, of record in Book 57, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all easements, restrictive covenants, and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to CitiMortgage, Inc. by deed dated November 13, 2009 from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20091116-0105323, Register's office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2117 14th Avenue North, Nashville, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said, **Shirlyn W. Johnson, unmarried,** forever. SAID Grantor warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

WITNESS the execution hereby by **CitiMortgage, Inc.**,. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **23rd day of April, 2010.**

CitiMortgage, Inc., by Bayview Loan Servicing, LLC, attorney-in-fact

By:

Matthew Coburn
Assistant Secretary

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mathew Cobarn, Asst Sec* with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the **Attorney-In-Fact**, by **Power of Attorney** on Behalf of **CitiMortgage, Inc.**, the within named bargainor, and that as such Attorney-In-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporation.

* of BAYVIEW LOAN SERVICING, LLC.

Witness my hand and official seal at Office this 23rd day of April, 2010.

Commission expires:

ROSA BRITO
MY COMMISSION # DD 751963
EXPIRES: February 16, 2012
Bonded Thru Notary Public Underwriters

Notary Public