BILL GARRETT, Davidson County
Trans: T20100025986 DEEDWARRSP
Recvd: 04/30/10 13:40 2 pgs
Fees: 13.00 Taxes: 135.05
20100430-0033090

6

SPECIAL WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2010. Notary Public MY COMMISSION EXPIRES: 5/6/2013 (AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
SHR Properties, LLC.	SHR PROPERTIES, LLC.	034130209.00
(NAME)	(NAME)	
224 Aurora Avenue	P.O. Box 891	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37116	
(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 **SHR Properties, LLC., and Britt Grimsley**, 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:

All that certain parcel of land situate in the County of Davidson and Sate of Tennessee being known and designated as Lot No. 3 on the plan of Edgemeade Farm, as of record in Book 3600, Page 69, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to CitiMortgage, Inc. by deed dated February 5, 2010 from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20100208-0009901, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **224 Aurora Avenue, Madison, TN 37115**
(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, SHR Properties, LLC., and Britt Grimsley, 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.

This instrument is being executed on behalf of Citimortgage, Inc. by its Attorney-In-Fact, Bayview Loan Servicing, LLC, pursuant to a Power Of Attorney recorded in Instrument No. 20100426-0031514 of record in the Register's Office for Davidson County, Tennessee.

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 Matthew Coburn 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 Assistant Secretary of Bayview Loan Servicing, LLC and as such acknowledges he/she executed the within instrument on behalf of CitiMortgage, Inc., as Attorney-In-Fact as the free act and deed of the within named Citimortgage, Inc.

Witness my hand and official seal at Office this 29th day of April, 2010.

Commission expires:

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

Notary Public