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BILL GARRETT, Davidson County
Trans:T20100038299 DEEDWARRSP
Recvd: 06/23/10 12:51 2 pgs
Fees:13.00 Taxes:81.40
20100623-0049047

SPECIAL WARRANTY DEED	STATE OF **Tennessee** COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2010. Notary Public MY COMMISSION EXPIRES: 5/6/2013 (AFFIX SEAL)

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
Carlton L. Horton	**Carlton L. Horton**	071-080035.00
(NAME)	(NAME)	
333 Duke Street	**7071 Red Apple Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Antioch, TN 37013**	
(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 **Carlton L. Horton, married** 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 the East 40 feet of Lot 76 on the plan of J.B. Haynes Subdivision of record in Book 161, Page 26 and 27, Register's Office for Davidson County, Tennessee.

Said East part of Lot 76 fronts 40 feet on the North side of Duke Street and runs back between parallel lines 140 feet to a dead line, measuring 40 feet on said line.

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. 20091116-0105322, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **333 Duke Street, Nashville, TN 37207**

(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, **Carlton L. Horton, married** 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 Number 20100426-0031514** in the Register's Office for **Davidson** County, Tennessee.

Witness my hand this **22nd day of June, 2010**.

CitiMortgage, Inc., By: Bayview Loan Servicing, LLC
Attorney-In-Fact

By: _____
Bayview Loan Servicing, LLC as Attorney-In-Fact

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.

Matthew Coburn
Assistant Secretary

Witness my hand and official seal at Office this 22nd day of June, 2010.

Commission expires:

_____
Notary Public

DORIS T. MACIAS
MY COMMISSION # DD 756775
EXPIRES: February 10, 2012
Bonded Thru Notary Public Underwriters