Return To: 10001120
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20100042165 DEEDWARRSP
Recvd: 07/09/10 13:06 2 pgs
Fees:13.00 Taxes:266.40
20100709-0053923

SPECIAL WARRANTY DEED

Heather Lee
State of Tennessee Notary Public
Rutherford Co

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2010.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 8-20-13
(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
Timothy P. Biernacki	Michigan Mutual	096 11 OA 020.00
(NAME)	(NAME)	
414 Stewarts Ferry Pike	30300 Telegraph Rd., Suite 185	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Bingham Farms, MI 48025	
(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 **Timothy Phillip Biernacki, a married man** 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:

Being apartment Unit No. C-4 of Hickory Place Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6472, Page 435, and referred to as Exhibit "A" of record in book 6472, page 454, and as recorded in Book 6476, Page 663, Book 6654, Page 910, Book 6759, Page 533, Book 7015, Page 182, Book 7015, Page 187 and Book 7015, Page 192, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, Unit C-4 being a part of the Unit Plan for Phase I, Section I, Hickory Place Condominium of record in Plat Book 6250, Page 228 to which plan reference and master deed reference is hereby made for a more complete description.

Being the same property conveyed to CitiMortgage, Inc. by deed dated December 4, 2009 From J. Phillip Jones, Substitute trustee of record in Instrument No. 20091207-0111417, Register's Office for Davidson County, Tennessee.

This is improved ☐ property, known as **414 Stewarts Ferry Pike, Nashville, TN 37214**
(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, Timothy P. Biernacki, 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 **15th day of June, 2010**.

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

By: Kathleen M. Sovic
First Vice President

Bayview Loan Servicing, LLC as Attorney-In-Fact

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____, 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. Kathleen M. Sovic
First Vice President

Witness my hand and official seal at Office this 15th day of June, 2010.

Commission expires:

Notary Public

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