SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110017329 DEEDWARRSP
Recvd: 03/24/11 13:18 2 pgs
Fees:13.00 Taxes:151.70
20110324-0022869

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

STATE OF **Tennessee**
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$41,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/5/2014
(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
Changqing Kao	**Changqing Kao**	**148080198.00**
(NAME)	(NAME)	
4620 Long Branch	**554 Lester Court**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Brentwood, TN 37027**	
(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 **Changqing Kao, and Xiaoren Lu, husband and wife,** 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 described as all that certain property situated in Antioch in the County of Davidson, and State of Tennessee and being described in a Deed dated 6/24/1999 and recorded July 9, 1999, among the land records of the County and State set forth above, and referenced as follows: Book 11566, Page 216

Real Estate located in Davidson County, Tennessee, more particularly described as follows: Being Lot No. 59 on the Plan of Section 8, Terragon Trails as of record in Book 5200, Page 42, said Register's Office.

This is improved property known as 4620 Long Branch, Antioch, Tennessee 37013 (A/K/A 4620 Longbranch, Antioch, Tennessee 37013, A/K/A 4620 Long Branch Road, Antioch, Tennessee 37013 A/K/A 4620 Long Branch Drive, Antioch, Tennessee 37013).

Being the same property conveyed to CitiMortgage, Inc. by deed dated September 17, 2010 from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20100920-0074570, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4620 Long Branch, Antioch, TN 37013**
(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, **Changqing Kao, and Xiaoren Lu, husband and wife,** 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 14 day of March, 2011.

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

By:

Bayview Loan Servicing, LLC as Attorney-In-Fact

Alberto Correa

Jesiel Figueroa

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 14 day of March, 2011.

Commission expires:

Notary Public

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