This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-1127

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $74,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 5th day Of April, 2011.

Notary Public
My Commission Expires: 11-22-14
(Seal)

LIBBY L. BRAGER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Scott Bonner and Lisa Rota 2401 Elliot Ave. Nashville, TN 37204	Same	119 04 137.00

BILL GARRETT, Davidson County
Trans:T20110020447 DEEDWARRSP
Recvd: 04/07/11 11:04 2 pgs
Fees:13.00 Taxes:277.13
20110407-0026887

SPECIAL WARRANTY DEED
(Corporation)

CitiMortgage, Inc.,, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS") by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20061004-0122951, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Scott Bonner and Lisa Rota, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 151 and part of Lot No. 152 on the Plan of Glencliff Estates, Section 3, as of record in Book 1424, Page 1, Register's Office for said County.

Said Lot No. 151 fronts 100 feet on the southerly side of Bowwood Drive and extends back 372.1 feet on the easterly line and 281.9 feet on the westerly line to a dead line, measuring 119.8 feet thereon. Said part of Lot No. 152 is described as follows: Beginning at a point in the common line between Lots Nos. 151 and 152 at the northerly margin of Bowwood Drive; thence South 11 degrees 50 minutes East 58 feet; thence South 79 degrees 10 minutes West 16 feet to a point in the common line between said Lots Nos. 151 and 152; thence along said common line North 10 degrees 50 minutes West 133.1 feet to the beginning.

Commonly known as: 301 Bowwood Drive, Nashville, TN 37217

Being the same property conveyed to CitiMortgage, Inc., by Trustee's Deed recorded as Instrument Number 20110407-0026886, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 29 day of March 2011.

CitiMortgage, Inc., by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS")

BY: _____

Justin Jung

ITS: V.P.

Certificate of Acknowledgment

State of Texas

County of Dallas)ss.

Personally appeared before me, the undersigned Notary Public, Justin Jung, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the V.P. of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 29 day of March 2011.

Notary Public

My commission expires:

(Seal)

TOMMY HARGRAVES
Notary Public, State of Texas
My Commission Expires
December 02, 2012