RETURN TO!

REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110025008 DEEDWARRSP
Recvd: 04/28/11 10:57 3 pgs
Fees:18.00 Taxes:129.50
20110428-0032490

THIS INSTRUMENT PREPARED BY:

BridgeTrust Title Group
1717 Alliant Ave Ste 5
Louisville KY 40299
LB187003736

AFTER RECORDING RETURN TO:
HERITAGE TITLE SERVICES
Attn: Post Closing
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

Address New Owner(s)
Ronald Hatchett and Stephanie Hatchett
1138 Cahal Avenue
Nashville, TN 37206

Send Tax Bills To:
Ronald Hatchett and Stephanie Hatchett
1138 Cahal Avenue
Nashville, TN 37206

Map & Parcel No:
71-8-306.00

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 31st **day of** March, **2011**, by and between **CitiFinancial, Inc,** a corporation organized and existing under and by virtue of the laws of the State of _____, party of the first part, and **Ronald Hatchett and Stephanie Hatchett, husband and wife, party** of the second part,

WITNESSETH: That for and in consideration of **THIRTY FIVE THOUSAND AND 00/100 DOLLARS ($35,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot 72, JOYWOOD, as shown on plat of record in Plat Book 974, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to CitiFinancial, Inc. by Trustee's Deed dated of record in Instrument #20110307-0018052, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons, but only as it pertains to the actions of the first party herein.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons, but only as it pertains to the actions of the first party herein.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

CitiFinancial, Inc.

By Carrie Wallace

As Vice President of Closing Operations of Olympus Asset Management , Attorney in Fact for and on behalf of CitiFinancial Inc.

STATE OF MAINE , COUNTY OF CUMBERLAND

Before me, a Notary Public in and for said State and County aforesaid, personally appeared **Carrie Wallace; in her capacity as Vice President of Closing Operations, of Olympus Asset Management, Attorney in Fact for and on behalf of CitiFinancial, Inc.** the within named bargainor, a corporation, and she as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such.

WITNESS my hand and Official Seal at office this 31st **day of** March **2011**

My commission expires:

MEGHAN MCDONALD
Notary Public, Maine
My Commission Expires
April 9, 2016

Notary Public

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, **$35,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant ~~Jessica Hom~~ Bonnie Curry

Subscribed and sworn to before me, this 31st **day of** March **, 2011**

Karen McCalla
my commission expires May 31, 2011

Property address:
409 Edwin Avenue
Nashville, TN 37207

KAREN McCALLA
NOTARY PUBLIC
AT LARGE
WILLIAMSON COUNTY, TN