BILL GARRETT, Davidson County
Trans:T20110043494 DEEDWARRSP
Recvd: 07/19/11 12:35 3 pgs
Fees:18.00 Taxes:166.50

20110719-0055172

THIS INSTRUMENT PREPARED BY:
James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932

AFTER RECORDING RETURN TO:
HERITAGE TITLE SERVICES
Attn: Post Closing
1717 Alliant Ave., Ste. 5
Louisville, KY 40299
LB187003765

Address New Owner(s)
Bernardo Garcia
4744 Bull Run Rd
Ashland City , TN 37015

Send Tax Bills To:
Bernardo Garcia
4744 Bull Run Rd
Ashland City , TN 37015

Map & Parcel No:
02800002000

LB187003765

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 8th **day of July, 2011**, by and between **CitiFinancial Inc, Carrie Wallace, in her capacity as Vice President of Closing Operations, of Olympus Asset Management, Attorney-in-Fact for CitiFinancial Inc.,** party of the first part, and **Bernardo Garcia, married ,** party of the second part,

WITNESSETH: That for and in consideration of **FORTY FIVE THOUSAND AND 00/100 DOLLARS ($45,000.00)**, 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 Joelton, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the Southerly part of Tract 2 of record in Deed Book 4820, Page 173, and also being a part of Lots Nos. 13 and 14 on the Map of Henry Flotos Estates, and of record in Book 421, Page 147, said Register's Office described according to a survey by Ralph Lamber & Sons, dated October 11, 1975, as follows: Beginning at an iron pin in the Westerly margin of Grays Point Road, said point located Northerly 480.23 feet, more or less, from the North right of way of Ridge Hill Road, the same being the Southeast corner of Tract 2; thence with the right of way of Grays Point Road North 1 degree 31 minutes East 55.25 feet to an iron pin; thence continuing with the right of way of said road North 13 degrees 13 minutes East 55.0 feet to an iron pin; thence leaving the road North 73 degrees West 118.5 feet to an iron pin in a fence line; thence North 67 degrees 45 minutes West 1808.3 feet to an iron pin, the same being the Southwest corner of Tract 2; thence with the Southerly line of Tract 2 South 69 degrees 10 minutes East 1902.62 feet to the point of beginning.

Being the same property conveyed by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America to Thomas H. Miller and wife Jane A. Miller as recorded on the 9th day of May, 1989 in Book 7837, Page 334 and Trustee's Deed from Shellie Wallace as Successor Trustee and J.P. Sellers as Co-Trustee to CitiFinancial Inc., a Tennessee Corporation as recorded on the 7th day of March, 2011 in Instrument No. 20110307-0018055, 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 PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

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 Inc., Attorney- in-Fact for CitiFinancial Inc.

STATE OF MAINE, COUNTY OF CUMBERLAND

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

WITNESS my hand, at office this 8th **day of July 2011**

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

Notary Public

My commission expires: _____

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, **$45,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara A Robinson
Affiant

Subscribed and sworn to before me, this 11th **day of July, 2011**

Property address:
4702 Grays Point Road
Joelton, TN 37080

Kelly Stanton
Notary Public
State at Large, Kentucky
Notary ID 403148
My Commission Expires August 28, 2013