BILL GARRETT, Davidson County
Trans:T20110043720 DEEDWARRSP
Recvd: 07/20/11 11:09 3 pgs
Fees:18.00 Taxes:184.63
20110720-0055492

LB187003801

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

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
Attn: Post Closing
1717 Alliant Ave., Ste. 5
Louisville, KY 40299
LB187003801

~~Address New Owner(s)~~
Good Neighbor Properties LLC
701 Maplewood Lane
Nashville, TN 37216

Send Tax Bills To:
Good Neighbor Properties LLC
701 Maplewood Lane
Nashville, TN 37216

Map & Parcel No:
06107014500

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 6th **day of July, 2011**, by and between **CitiFinancial, Inc. by 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 **Good Neighbor Properties LLC**, party of the second part,

WITNESSETH: That for and in consideration of **FORTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($49,900.00)**, 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 Lots 17 and 18 of Block "C" on the Map of Broadmoor of record in Book 547, Pages 161 and 162, Register's Office for said County.

Said lots adjoin and front together 100 feet on the South side of Gwynn Drive, and extends back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to CitiFinancial, Inc. by Substitute Trustee's Deed dated March 22, 2011, of record in Instrument #20110328-0023770, 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, 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.

WITNESS my hand, at office this 6th **day of July, 2011.**

Notary Public

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

My commission expires: _____

MEGHAN MCDONALD NOTARY PUBLIC MAINE

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, **$49,900.00**, 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 7th **day of July, 2011.**

Property address:
816 Gwynn Drive
Nashville, TN 37216

Kelly Stanton
Notary Public
State at Large, Kentucky
Notary ID 403148
My Commission Expires August 28, 2012