BILL GARRETT, Davidson County
Trans:T20120034433 DEEDWARRSP
Recvd: 05/10/12 08:35 4 pgs
Fees:23.00 Taxes:669.70
20120510-0040344

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-120400091S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Jack L. Hughes	SEND TAX BILL TO: Jack L. Hughes	MAP/PARCEL NUMBERS: 161-14A-24.00 CO
(Name) 628 Andrew Rucker Ln	(Name) 628 Andrew Rucker Ln	
(Address) Nashville, TN 37211	(Address) Nashville, TN 37211	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Citifinancial Mortgage Inc., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Jack L. Hughes, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 628 Andrew Rucker Lane, Nashville, TN, 37211, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 23 April 2012 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Citifinancial Mortgage Inc.

To the Best of Seller's knowledge, the above statements are true and correct.

By: [signature]

Name: Randi Huff

Its: Assit. Vice President /REO Department

[redacted] randi.huff@citi.com

State of Texas
County of Dallas

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Randi Huff, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the AVP (Title of person signing) of Citi Financial Mortgage, Inc (Name of Company), a Corporation, the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument in behalf of said Citifinancial Mortgage Inc. for the purposes therein contained.

Witness my hand and official seal, at office in Dallas, TX this 4/23/12

Bridget Michelle Washington
Notary Public
My Commission Expires: 8/15/12

BRIDGET MICHELLE WASHINGTON
Notary Public, State of Texas
My Commission Expires
August 15, 2012

State of Texas
County of Dallas

The actual consideration or value, whichever is greater, for this transfer is $ 181,000.00

Affiant

Subscribed and sworn to before me this April 23, 2012

Bridget Michelle Washington
Notary Public
My Commission Expires: 8/15/12

RE: 628 Andrew Rucker, Nashville, TN 37211

BRIDGET MICHELLE WASHINGTON
Notary Public, State of Texas
My Commission Expires
August 15, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Phase 1, Thrible Springs Estates, of record in Plat Book 6900, Page(s) 313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Citifinancial Mortgage Inc. by Warranty Deed recorded 3/9/12, instrument no. 20120309-0020592, in the Register's Office of Davidson County, Tennessee.

RE: 628 Andrew Rucker, Nashville, TN 37211

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 628 Andrew Rucker, Nashville, TN 37211