This instrument was prepared by ~~mdcotumuto:~~
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-1355

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725N~~. Mt Juliet Rd. ~~Ste. C~~
Mt Juliet, TN 37122

STATE OF TN)
COUNTY OF Wilson)
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 $80,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ashley Salisbury
Grantee or ~~Agent~~ of Grantee

Subscribed and sworn to before me this 1st day of Oct, 2012.

Connie J Buchanan
Notary Public
My Commission Expires: 6/15/14
(Seal)

CONNIE J. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Josh Griggs and Amanda Griggs 5937 Lickton Pk Goodlettsville, TN 37072	Prime Lending 18111 Preston Rd, #900 Dallas, TX 75252	017-00-0-0347.00

BILL GARRETT, Davidson County
Trans: T20120078865 DEEDWARRSP
Recvd: 10/17/12 10:15 2 pgs
Fees: 13.00 Taxes: 296.00
20121017-0095125

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 LLC, 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 Number 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 ~~Josh~~ Joshua Griggs and Amanda Griggs, *Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee: *husband + wife *Joshua

Land in Davidson County, Tennessee, described according to a survey by Ray G. Cole, Registered Land Surveyor, License No. 924, dated July 6, 1995, as follows, to wit:

Beginning at an existing iron pin in the southerly margin 25.0 feet from the center line of Lickton Pike and a corner to Ewing W. Pulley (Deed Book 4873, Page 574); thence leaving said pike and with the line of said Pulley, South 39 deg. 8 min. 32 sec. East 137.25 feet to an existing iron pin; thence continuing with said Pulley, North 47 deg. 37 min. 22 sec. East 159.57 feet to an existing iron pin, a corner to said Pulley and Gary S. Donoho (Deed Book 9124, Page 592); thence with said Donoho, North 47 deg. 56 min. 53 sec. East 229.94 feet to an existing iron pin, corner to said Donoho and in the line of Donald F. Lewellen (Deed Book 9085, Page 383); thence with said Lewellen for a ways and then the line of Tommy L. Ayers (Deed Book 9318, Page 126), South 26 deg. 5 min. 52 sec. East 747.17 feet to an existing iron pin in the line of said Ayers and a corner to Edward C. Harris (Deed Book 1383, Page 464); thence with said Ayers, South 56 deg. 51 min. 36 sec. West 129.77 feet to an iron pin set in the line of said Ayers and a corner to tract I this survey; thence with said Tract I, North 55 deg. 00 min. 52 sec. West 871.15 feet to an iron pin set in the southerly margin of said Lickton Pike; thence with said pike North 53 deg. 36 min. 8 sec. East 147.16 feet to the beginning.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed filed for record on 9/27/11 as instrument 20110927-0074849, Register's Office for Davidson County, Tennessee.

Commonly known as: 5937 Lickton Pike, Goodlettsville, TN 37072

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 19 **day of** September **2012.**

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: _____

Jamey Davis

ITS: _____

Certificate of Acknowledgment

State of Texas

County of Dallas **)ss.**

Personally appeared before me, the undersigned Notary Public, Jamey Davis **, 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** _____ **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 19 **day of** September 2012.

_____

Notary Public

My commission expires: 3/7/15

_____

(Seal)

BRITTANI PEACE
Notary Public, State of Texas
My Commission Expires
March 07, 2015