Record & Return To:

BILL GARRETT, Davidson County
Trans:T20120092985 DEEDWARRSP
Recvd: 12/05/12 13:32 4 pgs
Fees:23.00 Taxes:118.40
20121205-0112014

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

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-121100347A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Christopher W Lohrs	SEND TAX BILL TO: Christopher W Lohrs	MAP/PARCEL NUMBERS: 061-11-148.00
(Name) 1008 A Virginia Avenue	(Name) 1008 A Virginia Avenue	
(Address) Nashville, TN 37216	(Address) Nashville, TN 37216	
(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, Inc., a Tennessee Corporation, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Christopher W Lohrs, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1008 A Virginia Avenue, Nashville, TN, 37216, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

(Continuation of Special Warranty Deed)

Witness our hand as of the 11/19/12, 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, Inc., a Tennessee Corporation by
Olympus Asset Management, Inc. as Attorney In Fact

BY: Carrie Wallace

NAME: Carrie Wallace

ITS: VP

State of Maine
County of Cumberland

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Carrie Wallace who acknowledged to me that she/he is VP (Title of person signing) of Olympus Asset Management (Name of Company), the attorney-in-fact for CitiFinancial, Inc., a Tennessee Corporation, and that in its capacity as attorney-in-fact for CitiFinancial, Inc., a Tennessee Corporation she/he executed, signed and delivered the above and foregoing instrument after having been authorized by CitiFinancial, Inc., a Tennessee Corporation and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 19th day of November, 2012.

Notary Public
My Commission Expires: ~~JESSICA HAM~~ Notary Public, Maine My Commission Expires April 10, 2015

State of Maine
County of Cumberland

The actual consideration or value, whichever is greater, for this transfer is $32,000.00

Affiant Mason Legendre

Subscribed and sworn to before me this 11/19/12.

Notary Public

My Commission Expires:

JESSICA HAM
Notary Public, Maine
My Commission Expires
April 10, 2015

RE: 1008 A Virginia Avenue, Nashville, TN 37216

TN_REO_SpecialWarrantyDeed(rev).rdw
JMF / DS LD 11/03/2010 rev

NSR-12-100347A
11/19/12 @ 11:23 AM

EXHIBIT "A"

Described property located in Davidson County, Tennessee, to wit:

Lot Number 29 on the Map of George Burrus Subdivision of Lot Number 81 on the Map of Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for said County.

Said Lot Number 29 fronts 100 feet on the southerly side of Virginia Street and runs back between lines 241.5 feet on the Westerly line and 235.75 feet on the Easterly line to a dead line in the rear and measures 100 feet thereon.

Being the same property conveyed to CitiFinancial, Inc., a Tennessee Corporation by Substitute Trustee's Deed recorded 9/24/12, Instrument No. 20120924-0086466, in the Register's Office of Davidson County, Tennessee.

RE: 1008 A Virginia Avenue, Nashville, TN 37216

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: 1008 A Virginia Avenue, Nashville, TN 37216