Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-130200061S

BILL GARRETT, Davidson County
Trans:T20130017157 DEEDWARRSP
Recvd: 03/01/13 11:17 4 pgs
Fees:23.00 Taxes:244.76
20130301-0020759

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Carter Capital Group, LLC	SEND TAX BILL TO: Carter Capital Group, LLC	MAP/PARCEL NUMBERS: 15011010000
(Name) PO Box 1633	(Name) PO Box 1633	
(Address) Mt Juliet, TN 37121	(Address) Mt Juliet, TN 37121	
(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., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Carter Capital Group, LLC, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 412 South Towne Court, Antioch, TN, 37013, 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 2/18/13, 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. 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., and that in its capacity as attorney-in-fact for CitiFinancial, Inc. she/he executed, signed and delivered the above and foregoing instrument after having been authorized by CitiFinancial, Inc. and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 19th day of February, 2013

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 $66,150.00.

Affiant Jill Tetrault - Admin

Subscribed and sworn to before me this 2/19/13.

Notary Public

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

RE: 412 South Towne Court, Antioch, TN 37013

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

EXHIBIT A

All that certain parcel of land in Davidson County, State of TN, as more fully described in Book 10525 Page 646 ID Number 150-11-100, being known and designated as Lot 225, Plan of TOWNE VILLAGE OF THE COUNTRY Section III, recorded on 08/07/1980 filed in Plat Book 5200, and Pages 268 and 269.

Being the same property conveyed by Warranty Deed from Virgil L. Flowers and wife, Denise Flowers to Roy A. Watson, Jr. and Candice Ann Clark, unmarried persons as recorded on the 2nd day of August, 1995 in Deed Book 9748, Page 879; Quitclaim Deed from Roy A. Watson, Jr. and Candice Ann Clark Watson f/k/a Candice Ann Clark to Roy A. Watson, Jr. and Candice Ann Clark Watson, husband and wife as recorded on the 11th day of July, 1997 in Deed Book 10525, Page 646 and Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to CitiFinancial, Inc., as recorded on the 7th day of November, 2012 in Instrument No. 20121107-0103012, in the Register's Office of Davidson County, Tennessee.

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: 412 South Towne Court, Antioch, TN 37013