BILL GARRETT, Davidson County
Trans:T20130019974 DEEDWARRSP
Recvd: 03/12/13 10:38 4 pgs
Fees:23.00 Taxes:186.85
20130312-0024427

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-130200068S

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS:<br>James Stevens | SEND TAX BILL TO:<br>James Stevens | MAP/PARCEL NUMBERS:<br>06409014300 |
|---|---|---|
| (Name)<br>4236 Woods Street | (Name)<br>~~4236 Woods Street~~ 475 West End Ave | |
| (Address)<br>Old Hickory, TN 37138 | (Address)<br>~~Old Hickory, TN 37138~~ Cookeville, TN 38501 | |
| (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 James Stevens, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 4236 Woods Street, Old Hickory, TN, 37138, 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 2/22/13, 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., 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 22nd 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 $50,500.00.

Affiant Jill Tetrault - Admin

Subscribed and sworn to before me this 2/22/13.

Notary Public

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

RE: 4236 Woods Street, Old Hickory, TN 37138

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 9622 Page 835 ID#064-09-0-014.00, being known and designated as Lot No. 46, Plan of BERRYVILLE W.A. BRYANS SUBDIVISION OF THE BERRY TRACT, BLOCK 4, filed in Plat Book 421, at Page 117.

Being the same property conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to CitiFinancial Inc., a Tennessee Corporation as recorded on the 9th day of November, 2012 in Instrument No. 20121109-0103807 in the Register's Office of Davidson County, Tennessee.

RE: 4236 Woods Street, Old Hickory, TN 37138

# 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: 4236 Woods Street, Old Hickory, TN 37138