This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-1385

BILL GARRETT, Davidson County
Trans:T20130024400 DEEDWARRSP
Recvd: 03/26/13 11:22 2 pgs
Fees:13.00 Taxes:195.73
20130326-0029564

STATE OF Tennessee)
COUNTY OF Williamson)
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 $52,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 25th day of March, 2013.

Michelle Lee Summar
Notary Public
My Commission Expires: 5-23-2016
(Seal)

MICHELLE LEE SUMMAR NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Jason Fortner and Stacey Fortner 6571 Clarksville Pike Joelton, Tn. 37080	Same	014 00 0 014.00

SPECIAL WARRANTY DEED
(Corporation)

CitiMortgage, Inc, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, 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 Jason Fortner and Stacey Fortner, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

TRACT 1:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING AT GLENN SHORT'S NORTHEAST CORNER, AND AT AN IRON PIN IN THE SOUTH MARGIN OF THE RIGHT OF WAY OF U.S. HIGHWAY NO 41-A; RUNNING THENCE WITH GLENN SHORT'S AND CHARLES E. THOMAS' EAST LINE, SOUTH 16 1/2 DEGREE WEST 277 FEET TO A POINT IN THE MIDDLE OF THE OLD NASHVILLE AND CLARKSVILLE PIKE; THENCE WITH THE MIDDLE OF SAID PIKE, SOUTH 80 DEGREES EAST 153.5 FEET TO A STAKE IN SAID PIKE; THENCE NORTH 16.5 FEET EAST 230 FEET TO THE SOUTH MARGIN OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 41-A; THENCE WITH THE SOUTH LINE OF SAID HIGHWAY RIGHT OF WAY, NORTH 61 DEGREES WEST 150.5 FEET TO THE BEGINNING, CONTAINING 9/10 OF AN ACRE MORE OR LESS.
TRACT 2:
LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING AT A RIGHT OF WAY MARKER FOR U.S. HIGHWAY 41-A ON THE NORTH PROPERTY LINE OF A.J. WILLIAMS PROPERTY AND RUNNING THENCE ALONG RIGHT OF WAY NORTH 61 DEGREES WEST 29 FEET TO AN IRON PIN; THENCE SOUTH 16 DEGREES 30 MINUTES WEST 230 FEET TO AN IRON PIN LOCATED IN THE CENTER OF OLD NASHVILLE AND CLARKSVILLE PIKE; THENCE ALONG CENTER LINE OF SAID PIKE SOUTH 80 DEGREES EAST 30 FEET TO AN IRON PIN; THENCENORTH 16 DEGREES 30 MINUTES EAST TO AN IRON PIN; THENCE 2 FEET TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES, MORE OR LESS.
BEING THE SAME PROPERTY CONVEYED TO CITIMORTGAGE, INC BY TRUSTEE'S DEED FILED ON AUGUST 8, 2012 AS INSTRUMENT NUMBER 20120808-0070678, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Commonly known as: 6571Clarksville Pike, Joelton, TN 37080

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 20 day of March 2013

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 VP 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 20 day of March 2013.

_____
Notary Public

My commission expires:

_____
(Seal)

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

NICOLE DALRYMPLE-HALL
Notary Public, State of Texas
My Commission Expires
January 26, 2016