This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-1476

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 $51,320.00, 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 30 day of May, 2013.

Notary Public
My Commission Expires: 1/11/17
(Seal)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Westward Properties, LLC 2304 Jonahs Ridge Ct Nolensville, TN 37135	NEW OWNER	072090144.00

BILL GARRETT, Davidson County
Trans: T20130045306 DEEDWARRSP
Recvd: 05/31/13 09:31 2 pgs
Fees: 13.00 Taxes: 189.88
20130531-0054814

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, 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 Westward Properties, LLC, Grantee(s), and its successors and assigns, the following land in Davidson County, Tennessee:

Being the Westerly 60 feet of Lot Number 16 on the map of Bush Spain's Subdivision of part of the Zach Stull Land, as of record in Book 161, Page 129, RODC, Tennessee. Said Part of Lot Number 16 fronts 60 feet on the Northerly side of Spain Avenue and Runs back between parallel lines, 165 feet to dead line.

Being the same property conveyed to CitiMortgage, Inc. by Trustee's Deed filed on February 26, 2013 as instrument number 20130226-0019290, Register's Office of Davidson County, Tennessee.

Commonly known as: 917 Spain Avenue, Nashville, TN 37216

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 its successors 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 14 day of May 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: _____

Charlotte Elliott

ITS: _____

Certificate of Acknowledgment

State of Texas

County of Dallas)ss.

Personally appeared before me, the undersigned Notary Public, Charlotte Elliott, 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 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 14 day of May 2013.

_____

Notary Public

My commission expires:

_____

(Seal)

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

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