BILL GARRETT, Davidson County
Trans:T20130064342 DEEDWARRSP
Recvd: 07/29/13 09:35 2 pgs
Fees:13.00 Taxes:761.83
20130729-0078308

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-1422

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $205,900.00, 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 26th day of July, 2013.

Notary Public
My Commission Expires: 3/3/15
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Amy Harper 2310 Elliot Avenue #324 Nashville, TN 37204	F7M Bank 10 Cadillac Drive, Suite 100 Brentwood, TN 37027	105 140C 324.00

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 Amy Harper, single woman, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

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

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit number 324,as specified on the Plat shown in the Master Deed, on the Plan of the Park at Melrose Condominiums, a Horizontal Property regime, created under the Title 66, Section 27-101at seq., as amended Tennessee code annotated, as established by a Master Deed for the Park at Melrose Condominiums of record under instrument number 20070917-0110745, Register's Office for Davidson County, Tennessee. Including without limitation to the By-laws, appended thereto, said Register's Office, together with the undivided percentage interest in the Common elements appurtenant to said Unit, as set forth in sid Master Deed. Reference is hereby made for the Plan of the Park at Melrose Condominiums, for placement of Units, as shown on exhibit "E" to the Master Deed of record under instrument number 20070917-0110745, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to CitiMortgage, Inc. by QuitClaim Deed filed on February 14, 2013, in Instrument Number 20130214-0015007, Register's Office for Davidson County, Tennessee.

Commonly known as: 2310 Elliott Avenue #324, Nashville, TN 37204

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 her 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 11 day of July 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: VP

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~~ 11 day of July 2013

_____
Notary Public

My commission expires:
6 415
(Seal)

CYNTHIA PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 2015