Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-3074
415589718

~~PLEASE RETURN TO:~~
Associates Closing & Title, LLC
1521 Merrill Drive, Ste. A-150
Little Rock, AR 72211

Return To:

BILL GARRETT, Davidson County
Trans:T20130073402 DEEDWARRSP
Recvd: 08/26/13 10:33 4 pgs
Fees:23.00 Taxes:203.50

20130826-0089598

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494

13-7041

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Taylor and Niketa Taylor	Thomas Taylor	059 14 0 216.00
3822 Boatner Drive	3822 Boatner Dr.	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, HSBC Bank USA, National Association, as Trustee in Trust for Citigroup Mortgage Loan Trust, Inc., Asset Backed Pass Through Certificates Series 2003-HE4, by and through its duly appointed attorney-in-fact, Wells Fargo Bank, N.A., have this day E, *bargained and sold, and do hereby transfer and convey unto the said Thomas Taylor and Niketa Taylor, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:*

Land in Davidson County, Tennessee, being Lot Number 207 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, page 44, Register's Office for Davidson County, Tennessee.

Said Lot Number 207 fronts 75 feet on the Northerly side of Boatner Drive and runs back between parallel lines 120 feet to a line at the rear on which it measures 75 feet thereon.

Being the same property conveyed to HSBC Bank USA, National Association as Trustee in trust for Citigroup Mortgage Loan Trust Inc. Asset Backed Pass Through Certificates Series 2003-HE4 by Trustee's Deed filed February 12, 2013 and recorded as Instrument 20130212-0014280 in the Register's Office for Davidson County, Tennessee.

Property known as: 3822 Boatner Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, 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 hereinafter.

We further covenant and bind ourselves, our heirs 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 the grantor.

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.

Witness our hand this 23rd *day of* July, 2013, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HSBC Bank USA, National Association, as Trustee in Trust for Citigroup Mortgage Loan Trust, Inc., Asset Backed Pass Through Certificates Series 2003-HE4, by its duly authorized Attorney in Fact, Wells Fargo Bank, N.A.

BY: _____

ITS: Authorized signer

ACKNOWLEDGEMENT

State of _____

County of _____

On this _____ day _____, 20____, before me, _____, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for _____, and acknowledged that [he, she, or they] executed the same as the act of [his, her, or their] principal for the consideration, uses and purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 20____.

(SEAL)

_____

Notary Public (or Title of Officer)

My Commission Expires: _____

California

State of California)
County of Santa Barbara

On July 23, 2013 before me, (here insert name and title of the officer), Jennifer Gutierrez, Notary Public
personally appeared Rose McCormack

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JENNIFER GUTIERREZ
Commission # 1912159
Notary Public - California
Santa Barbara County
My Comm. Expires Dec 3, 2014

STATE OF **TENNESSEE**

COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is 55,000.00.

Affiant Molly Burke

Subscribed and sworn to before me on this 22nd day of August, 2013.

Notary Public

My Commission Expires: 4/29/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

220-TN-V1