THIS INSTRUMENT PREPARED BY:

James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
Attn: Post Closing (LB187005476)
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

BILL GARRETT, Davidson County
Trans:T20130097485 DEEDWARRSP
Recvd: 11/15/13 11:00 2 pgs
Fees:13.00 Taxes:36.63
20131115-0118292

Address New Owner(s)
Andrew Bateman
160 Groves Drive
Ashland City, TN 37015

Send Tax Bills To:
Andrew Bateman
160 Groves Drive
Ashland City, TN 37015

Map & Parcel No:
05308009500

Tennessee special

WARRANTY DEED

THIS INDENTURE, made and entered into this 13 **day of** November, **2013**, by and between **CitiFinancial, Inc., by Jessica Ham, in her capacity as Closing Analyst for Olympus Asset Management, Inc., a Maine Corporation, its Attorney in Fact,** party of the first part, and **Andrew Bateman, unmarried,** party of the second part,

WITNESSETH: That for and in consideration of **NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($9,900.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Tract 1: Land in Davidson County, Tennessee, being the Easterly 30 feet of the Westerly 44 feet of Lot No. 7, Block 16, Dabbs and Elliott Subdivision, Old Hickory, Tennessee, of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee; Said part of Lot No. 7 fronts 30 feet on the Northerly side of Dabbs Avenue and extends back between parallel lines 50 feet to a dead line.

Tract 2: Land in Davidson County, Tennessee, being the Westerly 50 feet of the Easterly 100 feet of Lot No. 7 of Block 16 on the Map of Dabbs and Elliott Subdivision, Old Hickory, Tennessee, as of record in Book 547, Page 127, said Register's Office for Davidson County, Tennessee; Said part of said lot fronts 50 feet on the Northeasterly side of Dabbs Avenue and runs back between parallel lines 50 feet to a dead line.

Being the same property conveyed to CitiFinancial, Inc., by Trustee's Deed dated June 11, 2013, and recorded on June 12, 2013, in Instrument #20130612-0059830, in the Register of Deeds Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that

it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons, but only as it pertains to the actions of the first party herein.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

CitiFinancial, Inc., by Jessica Ham, in her capacity as Closing Analyst for Olympus Asset Management, Inc., a Maine Corporation, its Attorney in Fact

By Jessica Ham

Title: Closing Analyst

STATE OF Maine, COUNTY OF Cumberland

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared JESSICA HAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself, upon oath to be the CLOSING ANALYST for OLYMPUS ASSET MANAGEMENT, INC., a corporation, Attorney in Fact for and on behalf of CitiFinancial, Inc., and that she as such Closing Analyst, being authorized so to do, executed the foregoing instrument for the purposes therein contained and expressed, by signing the name of the said corporation as such Closing Analyst.

WITNESS my hand, at office this 13 **day of** November, **2013.**

Notary Public

KAYLA M. EMERY
Notary Public-Maine
My Commission Expires
October 15, 2020

My commission expires:

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 **$9,900.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Elizabeth Rewis-Closer

Subscribed and sworn to before me, this 13th **day of** November, **2013.**

Notary Public

KAYLA M. EMERY
Notary Public-Maine
My Commission Expires
October 15, 2020

My commission expires:

Property address:
301 Dabbs St (f/k/a 2609 Dabbs Avenue)
Old Hickory, TN 37138
LB187005476