BILL GARRETT, Davidson County
Trans:T20130100408 DEEDWARRSP
Recvd: 11/27/13 09:32 2 pgs
Fees:13.00 Taxes:529.10

20131127-0121695

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-1492

JAMES R. THOMPSON
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 $143,000.00, 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 November, 2013.

Notary Public
My Commission Expires: 7-3-2017
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Sascha Koehler Mary Koehler 2432 Evanfield Court Antioch, TN 37013	Franklin American Mortgage Co. 501 Corporate Center Drive, Suite 400 Franklin, TN 37067	149 15 0A 010.00

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 20061004-01252951, 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 Sascha Koehler and Mary Koehler, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Cambridge Forest, Section One, a Planned Unit Development, as of record in Book 9700, Pages 299 and 300, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CitiMortgage, Inc. by Trustee's Deed filed for record on August 14, 2013, in Instrument Number 20130814-0085397, Register's Office for Davidson County, Tennessee.

Commonly known as: 2432 Evanfield Court, Antioch, TN 37013

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 13 day of November 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: Carrie Medvedeff

ITS: VP

Certificate of Acknowledgment

State of California

County of Riverside)ss.

Personally appeared before me, the undersigned Notary Public, Andrea Rebecca Cruz 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 Carrie Medvedeff 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 13 day of November, 2013.

Andrea Rebecca Cruz, A Notary Public
Notary Public

My commission expires: 2-13-16

(Seal)

ANDREA REBECCA CRUZ
COMM. #1969478
Notary Public - California
Riverside County
My Comm. Expires Feb. 13, 2016