RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20140007911 DEEDWARRSP
Recvd: 02/04/14 09:19 2 pgs
Fees:13.00 Taxes:192.40
20140204-0009656

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1005-1509

STATE OF Tennessee
COUNTY OF Davidson

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 $52,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Diane L. Gregory
Grantee or Agent of Grantee

Subscribed and sworn to before me this 31st day of January, 2014

Sandy Balent
Notary Public
My Commission Expires: 1-9-16
(Seal)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Emerald Creek Properties P.O. Box 1489 Goodlettsville, TN 37075	SAME AS NEW OWNER	050 11 0 160.00

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

Being Lot No. 41 on the Plan of Timberwood Estates, Section 4, as of record in Book 6900, Page 228, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CitiMortgage, Inc. by Substitute Trustee's Deed filed November 7, 2013 and recorded as Instrument Number 20131107-0115542 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 3605 Chesapeake Drive, Nashville, TN 37207

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 24 day of January 2014.

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: _____

ITS: Vice President

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 Vice President 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 24 day of January 2014.

_____ Andrea Rebecca Cruz
Notary Public

My commission expires: 2-23-16

_____
(Seal)

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