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 (LB187005698)
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

BILL GARRETT, Davidson County
Trans:T20140014046 DEEDWARRSP
Recvd: 02/28/14 09:53 3 pgs
Fees:18.00 Taxes:196.10
20140228-0017260

Address New Owner(s)
Richard B. Betts
6163 Culbertson Road
Antioch, TN 37013

Send Tax Bills To:
Richard B. Betts
6163 Culbertson Road
Antioch, TN 37013

Map & Parcel No:
133-01-0052.00

Tennessee Special
WARRANTY DEED

THIS INDENTURE, made and entered into this 25th **day of** February, **2014**, by and between **CitiFinancial Services, 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 **Richard B. Betts, married,** party of the second part,

WITNESSETH: That for and in consideration of **FIFTY-THREE THOUSAND AND 00/100 DOLLARS ($53,000.00)**, 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:

See Exhibit "A" attached hereto and made a part hereof by reference

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 Services, Inc.

_____

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

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 Services, 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 25th **day of** February, **2014**.

_____
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 **$53,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant Elizabeth Lewis-Closer

Subscribed and sworn to before me, this 25th **day of** February, **2014.**

_____
Notary Public

My commission expires: _____

KAYLA M. EMERY NOTARY PUBLIC MAINE MY COMMISSION EXPIRES 10-15-2020

Property address:
512 Patterson Street
Nashville, TN 37211
LB187005698

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

Escrow File No.: **LB187005698**

EXHIBIT "A"

All that certain parcel/unit of land in the 6th Civil District of Davidson County, State of TN, as more fully described in Book 6551, Page 437, being known and designated as Lot No. 63 and the Westerly 25 feet of Lot No. 62 on the map at Paterson's Subdivision at Maple Hill, as of record in Book 332, Page 75.

Being the same property conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, to CitiFinancial Services, Inc., as recorded on the 8th day of October, 2013, in Instrument No. 20131008-0105551, in the Register's Office of Davidson County, Tennessee.