LB-5686

**THIS INSTRUMENT PREPARED BY:**

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

BILL GARRETT, Davidson County
Trans:T20140040304 DEEDQC
Recvd: 06/09/14 10:24 5 pgs
Fees:27.00 Taxes:0.00
20140609-0049795

**AFTER RECORDING RETURN TO:**
BridgeTrust Title Group
1717 Alliant Avenue, Ste 5
Louisville, KY 40299

**Send Tax Bills To:**
CFNA Receivables, Inc. c/o Olympus Asset Management
40 Manson Libby Road
Scarborough, ME 04074

**Map & Parcel No:**
15001038000

**File No:** LB187005686

## TENNESSEE SPECIAL QUIT CLAIM DEED

**THIS INDENTURE**, made and entered into this 17 day of April, 20 14, by and between **CFNA RECEIVABLES (DE) INC, f/k/a CITIFINANCIAL SERVICES, INC,** a Delaware corporation by Alexis West, **in her/his capacity as** AVP, party of the first part, and **CITIFINANCIAL SERVICING LLC,** a Delaware Limited Liability Company, party of the second part,

**WITNESSETH:** That for and in consideration of **NO AND 00/100 DOLLARS ($0.00)**, 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 City of Nashville, County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being Lot 44, EDGE-O-LAKE, SECTION 21, as shown on plat of record in Plat Book 5200, Page 577, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to James L. Sherrill, married by Warranty Deed from Christey Gibson, formerly Christey Timbs, recorded on the 27th day of December, 1996 in**

**Deed Book 10302, Page 745, in the Register's 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.

AND the party of the first part covenants with the party of the second part, that the party of the first part has done nothing to impair such title as the party of the first part received, and the party of the first part will warrant and defend the title against the lawful claims of all persons claiming by, under or through the party of the first part, except for the exceptions hereinafter stated.

Title to the property hereinabove described is specifically conveyed subject to the following exceptions: (a) the lien of ad valorem real property taxes and assessments for the current year and for subsequent years; (b) all easements, covenants, conditions, restrictions, and other agreements of record encumbering the property hereby conveyed and any created or conveyed by the party of the first part; (c) all matters which would be disclosed by a current, accurate on the ground survey, of the property hereby conveyed; and (d) zoning, land use and building laws, regulations and ordinances affecting the property hereby conveyed.

The property hereinabove described is conveyed on an "AS IS, WHERE IS" condition and basis, and the party of the first part has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning or with respect to: (a) the value, nature, quality or condition of the property hereinabove described, (b) the suitability of the property hereinabove described for any activities and uses, (c) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the property hereinabove described, or (d) any other matter with respect to the property except as to warranties of title as set forth herein.

**The party of the second part hereby accepts the condition of the property hereinabove described AS IS, WHERE IS, with all faults.**

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 officers the day and year first above written.

**CFNA RECEIVABLES (DE) INC, f/k/a CITIFINANCAL SERVICES, INC,** a Delaware corporation by Alexis West,
**in her/his capacity as** AVP

Alexis West

STATE OF TEXAS
COUNTY OF: Dallas

Before me, a Notary Public in and for said State and County aforesaid, personally appeared Alexis West with whom I am personally acquainted (or proved tome on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/ himself to be the AVP of **CFNA RECEIVABLES (DE) INC, f/k/a CITIFINANCAL SERVICES, INC,** a Delaware corporation, the within named bargain or, a corporation, and that she/he as such AVP executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation by herself as such AVP.

WITNESS my hand and Official Seal at office this 17 **day of** April, **2014**.

Vicky L Mogg
Notary Public Vicky L. Mogg

My commission expires: May 03, 2014

VICKY L. MOGG
Notary Public, State of Texas
My Commission Expires
May 03, 2014

STATE OF TEXAS
COUNTY OF: DALLAS

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, **$0.00**.

Donna Smith
Affiant Donna Smith

Subscribed and sworn to before me, this the 17 day of April, 2014.

Vicky L. Mogg
Notary Public Vicky L. Mogg

My Commission Expires: May 03, 2014

Property address:
**408 Clearwater Drive**
**Nashville, TN 37217**

VICKY L. MOGG
Notary Public, State of Texas
My Commission Expires
May 03, 2014

# CERTIFICATION OF AUTHORITY

**I, Mark Blanton, duly elected and acting in my capacity of Vice President of CitiMortgage, Inc., a corporation duly organized and existing under and by virtue of the laws of the state of New York, do hereby certify that Alexis West is an Assistant Vice President of this Corporation and within the scope of his/her job duties he/she has the authority to execute real estate contracts, deeds and documents on behalf of CitiMortgage, Inc.**

**I further certify that the foregoing authority of Alexis West has not been amended, repealed or modified and is in force and legal effect as of the date hereto.**

**Dated and sealed this 1 day of February, 2013.**

**By:** _____
**Mark Blanton, Vice President**

**STATE OF TEXAS**
**COUNTY OF DALLAS**

**On this the 1 day of February, 2013, before me, the undersigned officer, personally appeared Mark Blanton who acknowledged him/herself to be an Vice President of CitiMortgage, Inc., and that he/she, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in the name of the Corporation as Vice President.**

**IN WITNESS WHERE OF, I hereunto set my hand.**

**By:** _____
**Notary Public**

AMELIA HAMILTON
Notary Public, State of Texas
My Commission Expires
October 09, 2016