THIS INSTRUMENT PREPARED BY:
James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932

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

BILL GARRETT, Davidson County
Trans:T20140079665 DEEDWARRSP
Recvd: 10/22/14 12:55 3 pgs
Fees:18.00 Taxes:210.90
20141022-0097505

Send Tax Bills To: New owner
Santiago Dela Rosa and Armandina Santana
1106 Lipscomb Drive
Brentwood, TN.37027

Map & Parcel No:
108-15-49.00

File No: LB187006130

Tennessee special
WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of October, 2014, by and between **CitiFinancial Servicing LLC, a Delaware limited liability company**, party of the first part, and **Santiago Dela Rosa and Armandina Santana, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **FIFTY SEVEN THOUSAND AND 00/100 DOLLARS ($57,000.00)**, 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 Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 183B of Zone Lot Division of Lots 181 thru 188, Percy Priest Woods, Section 4, as of record in Plat Book 6900, Page 32, Register's Office for said County.

Being the same property conveyed by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, to CitiFinancial Servicing LLC, as recorded on the 22nd day of July, 2014, of record in Instrument No. 20140722-0064761, 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 officer the day and year first above written.

CitiFinancial Servicing LLC, a Delaware limited liability company

By: Kayla Emery, 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, a Notary Public in and for said State and County aforesaid, personally appeared, **Kayla Emery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **CLOSING ANAYLST for OLYMPUS ASSET MANAGEMENT, INC., Attorney in Fact for and on behalf of CitiFinancial Servicing LLC, a Delaware limited liability company,** the within named bargainor, and that she as such Closing Analyst, executed the foregoing instrument for the purposes therein contained by signing her name as such Closing Analyst.

WITNESS my hand and Official Seal at office this 13th **day of** October, **2014.**

Notary Public

My commission expires: JESSICA HAM Notary Public, Maine My Commission Expires ~~April 10, 2015~~



STATE OF Maine
COUNTY OF: Cumberland

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 **$57,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Perry Searles
Affiant Perry Searles - Closing Admin

Subscribed and sworn to before me, this the 13th day of October, 2014.

Notary Public

My Commission Expires:

JESSICA HAM
Notary Public, Maine
My Commission Expires
April 10, 2015

Property address:
108 Woodcraft Court
Nashville, TN 37214

