S&I #: 15-063130

SPECIAL WARRANTY DEED

THIS DEED, between CitiMortgage, Inc., organized and existing under the laws of the United States of America, hereinafter called Grantor, and Yutien Terry Wang, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

BEING Lot No. 6 on the Plan of Hermitage Woods, Section III, of record in Plat Book 5050, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 6 fronts 65.73 feet on the southerly margin of Rockwood Drive and runs back between lines 120.52 feet on the easterly line and 120.00 feet on the westerly line to a dead line in the rear on which it measures 70.80 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20070420-0047390 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20150114-0004042, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20150014168 DEEDWARRSP
Recvd: 02/26/15 13:02 2 pgs
Fees:13.00 Taxes:277.50
20150226-0016683

CitiMortgage, Inc.

Title: Jamey Davis

By: National Default REO Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services, a California Corporation, as Attorney in Fact

Authorized Signor of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamey Davis of National Default REO Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services, a California Corporation, as Attorney in Fact for CitiMortgage, Inc. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is 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 19 day of Feb, 2015.

NOTARY PUBLIC

My Commission Expires: 6-4-15

CYNTHIA PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 2015

STATE OF Texas
COUNTY OF Dallas

I 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 $75,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Authorized Signor of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

Affiant

Jamey Davis

Subscribed and sworn to before me this the 19 day of Feb, 2015

Notary Public

My commission expires: 6-4-15

CYNTHIA PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 2015

Property Address: 413 Rockwood Dr., Hermitage, Tennessee 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Yutien Terry Wang
311 Great Park
Franklin TN 37067

Map & Parcel 086 16 0 005.00

THIS INSTRUMENT PREPARED BY:
Erin Williams
Shapiro & Ingle, LLP
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Charlotte, NC 28216
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