BILL GARRETT, Davidson County
Trans:T20150028185 DEEDWARRSP
Recvd: 04/15/15 10:30 4 pgs
Fees:23.00 Taxes:612.72
20150415-0033190

Prepared By and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street
Suite 500
Memphis, TN 38103

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Ethan Roberts	Ethan Roberts	08308010600
616 Boscobel Street	616 Boscobel Street	
Nashville, TN 37206	Nashville, TN 37206	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by CITIMORTGAGE, INC ("Grantor"), in favor of ETHAN ROBERTS("Grantee").

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand, Six Hundred Dollars ($165,600.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in **Davidson County**, Tennessee, and being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 25th day of February, 2015.

GRANTOR:

CitiMortgage, Inc.

By: Michelle Roark

Name: Michelle Roark

Its: Vice President-Document Control

State of Kentucky

County of Boone

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Michelle Roark who acknowledged to me that she is Vice President - Document Control of CitiMortgage, Inc., the Vice President - Document Control for, and that in its capacity as Vice President - Document Control for she executed, signed and delivered the above and foregoing instrument after having been authorized by and the Corporate Resolution for said Grantor to do so.

Given under my hand and seal this the 25th day of February, 2015.

BRANDY EVANS
Notary Public, ID No. 499514
State at Large, Kentucky
My Commission Expires October 27, 2017

Notary Public
My Commission Expires: 10-27-17

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Rosewood Heights, Section 3, as of record in Book 2133, Page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to CitiMortgage, Inc. in Substitute Trustee's Deed, dated December 11, 2014 and recorded at Instrument Number 20141212-0113797, in the Register's Office for Davidson County, Tennessee.

State of Georgia

County of Gwinnett

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 $ 168,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and Sworn to before me this 14th day of April 2015.

Notary Public

My Commission Expires: (Affix Seal)

KIM D STEPHENSON NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA June 15, 2017