Davidson County	DEEDWARRSP
Recvd: 07/24/15 09:48	6 pgs
Fees:33.00 Taxes:325.60	
20150724-0072720	

AFTER RECORDING RETURN TO:
FIRST TITLE & ESCROW
7361 CALHOUN PLACE #200
ROCKVILLE, MD 20855
File No. T-125835

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 176 00 0 001.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 6th day of July, 2015, by and between **CITIBANK N.A. AS TRUSTEE FOR CMLTI ASSET TRUST**, a mailing address of 620 Market St, Knoxville, TN 37902 hereinafter referred to as Grantor(s) and **YESSENIA LENDOS, AS SOLE OWNER**, a mailing address of 204 Rob Lane, Spring Hill TN 37174, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of EIGHTY-EIGHT THOUSAND AND 00/100 ($88,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 20141210-0112975, Recorded: 12/10/2014

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 6th day of July, 2015.

CITIBANK N.A. AS TRUSTEE FOR CMLTI ASSET TRUST, BY MERIDIAN ASSET SERVICES, INC., ITS ATTORNEY-IN-FACT

BY: _____

PRINT NAME: Matthew Krueger

TITLE: VP

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me, Gerald E. Murch, a Notary Public, of the state and county mentioned, personally appeared MATTHEW KRUEGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of MERIDIAN ASSET SERVICES, INC ., ATTORNEY-IN-FACT FOR CITIBANK N.A. AS TRUSTEE FOR CMLTI ASSET TRUST of the within named bargainer and that such president or officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in St. Pete, this 6 day of July, 2015.

Gerald E. Murch
Notary Public
My Commission expires: 2/13/2018

NOTARY PUBLIC STATE OF FLORIDA
GERALD E. MURCH
MY COMMISSION # FF 092604
EXPIRES: February 13, 2018
Bonded Thru Budget Notary Services

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $88,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

YESSENIA LENDOS

STATE OF TN

COUNTY OF Davidson

Sworn to before me this 14 day of July, 2015.

Notary Public

My Commission Expires: 12/06/18

Name and address for person(s) responsible for taxes:

YESSENIA LENDOS

Yessenia Lendos

204 Rob Lane, Spring Hill, TN 37174

Name and address of property owner:

YESSENIA LENDOS

Yessenia Lendos

204 Rob Lane, Spring Hill, TN 37174

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LAND LOCATED IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF MAXWELL ROAD, SAID POINT BEING 346 FEET EAST OF THE SOUTHEAST CORNER OF LOT NO. 7, AS SHOWN ON THE PLAN OF STEWART'S SUBDIVISION, UNRECORDED; THENCE NORTH 1° 26' EAST 341 FEET TO A POINT; THENCE SOUTH 87° 25' EAST 115.3 FEET TO A POINT; THENCE SOUTH 8° 24' EAST 209.3 FEET TO A POINT; THENCE SOUTH 2° 19' WEST 138.6 FEET TO A POINT IN THE NORTHERLY MARGIN OF MAXWELL ROAD; SAID POINT BEING ON A CURVE HAVING A RADIUS OF 1407.4 FEET; THENCE NORTHWESTWARDLY WITH THE NORTHERLY MARGIN OF MAXWELL ROAD AND WITH SAID CURVE, 72.8 FEET TO P.C. OF SAID CURVE; SAID P.C. BEING STATIONED 33 + 99.73 AS SHOWN ON THE DAVIDSON COUNTY HIGHWAY PLANS OF MAXWELL ROAD; THENCE NORTH 85° 01' WEST 77.2 FEET TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES MORE OR LESS.

TAX ID NUMBER: 176 00 0 001.00

BEING THE SAME PROPERTY AS TRANSFERRED BY WARRANTY DEED ON 12/01/2014 AND RECORDED 12/10/2014 FROM WILMA E. HALEY, UNMARRIED TO CITIBANK, N.A. AS TRUSTEE FOR CMLTI ASSET TRUST, C/O FAY SERVICING, LLC , NONE STATED, RECORDED IN DOCUMENT NUMBER 20141210-0112975.

PROPERTY COMMONLY KNOWN AS: 4160 MAXWELL ROAD, ANTIOCH, TN 37013

True Copy Certification

I, Jim major, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jim major
Signature

State of Maryland

County of montgomery

Personally appeared before me, Natasha Squires a notary public for this county and state, Jim major who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

NATASHA D. SQUIRES
NOTARY PUBLIC
MONTGOMERY COUNTY, MD
COMMISSION EXPIRES: OCT 12, 2017

True Copy Certification

I, Jim major, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jim major
Signature

State of Maryland

County of Montgomery

Personally appeared before me, Natasha Squires a notary public for this county and state, Jim major who acknowledges that ~~this~~ certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

NATASHA D. SQUIRES
NOTARY PUBLIC
MONTGOMERY COUNTY, MD
COMMISSION EXPIRES: OCT 12, 2017