Prepared By:	Property Address:	Return To:	Property Owner and Taxes to be Paid by:
BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341	4728 Greystone Street Antioch, TN 37013	BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341	Bayview Loan Servicing LLC 4425 Ponce De Leon Blvd Coral Gables, FL 33146 Tax Parcel ID #:165 13 0 006.00
Grantor(s): **CitiMortgage, Inc.** (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, and feminine as in each case required by context.)		Grantee(s): **Bayview Loan Servicing, LLC** ****Excise Taxes were paid on deed recorded in Instrument No. 20150608****	

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for and in consideration of the sum of one dollar ($1.00) and other good and valuable consideration paid in hand to him, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of TN, and being hereinafter described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 13 on the Plan of (revised) Section One, Peppertree Forest, of record in Plat Book 6900, Pages 973-975, Register's Office for said county, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Derick Ballard and wife, Evelyn Ballard by Warranty Deed from Flavel Readus and wife, Tamelar Readus dated September 1, 1995 and recorded September 6, 1995 in Book 9785, Page 952, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 7982, Page 736, and all matters shown on the Plan of Record.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

BILL GARRETT, Davidson County
Trans:T20150075664 DEEDWARRSP
Recvd: 09/04/15 10:46 3 pgs
Fees:18.00 Taxes:378.54
20150904-0090353

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds in Instrument 20150608-0053314.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal this 6 day of August, 2015.

CITIMORTGAGE, INC. CORPORATE SEAL NEW YORK

CitiMortgage, Inc.

Cassie Fancher 8-6-15

Cassie Fancher (Printed Name)

Vice President – Document Control (Title)

STATE OF Missouri }
}
COUNTY OF St. Charles }

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Cassie Fancher (officer), 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 Vice President - Document Control (title) (or other officer authorized to execute the instrument) of CitiMortgage, Inc., the within named bargainor, a corporation, and that such Vice President - Document Control (title) or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President - Document control (title)

Witness my hand and seal of office this 6 day of August, 2015.

Julie Ritter

Notary-Public

My Commission Expires: 8-4-18

JULIE RITTER
Notary Public - Notary Seal
State of Missouri
St. Louis County
Commission #14629293
My Commission Expires August 4, 2018

13-25205

STATE OF MISSOURI }

COUNTY OF ST. CHARLES}

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $102,308.68.

Affiant

Cassie Fancher 8-6-15

Name: Cassie Fancher
Title: Vice President – Document Control
Date: 8/6/15

STATE OF Missouri }
}
COUNTY OF St. Charles }

Sworn to and Subscribed before me this 6 day of August, 2015.

Notary Public

My Commission Expires: 8-4-18

JULIE RITTER
Notary Public - Notary Seal
State of Missouri
St. Louis County
Commission #14629293
My Commission Expires August 4, 2018

13-25205