This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041512412

STATE OF Tennessee
COUNTY OF Williamson

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 $69,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joshua G. Jolliff
Grantee or Agent of Grantee

Subscribed and sworn to before me this 29th day of October, 2015.

James R. Thompson
Notary Public
My Commission Expires: 7-3-2017
(SEAL)

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Hamidreza Parsa	Hamidreza Parsa	081 06 0401.00
2404 Buchanan Street	9418 Green Hill Circle	
Nashville, TN 37208	Brentwood, TN 37027	

BILL GARRETT, Davidson County
Trans:T20150092552 DEEDWARRSP
Recvd: 10/30/15 11:03 2 pgs
Fees:13.00 Taxes:258.63
20151030-0110550

SPECIAL WARRANTY DEED
(Corporation)

CitiMortgage, Inc., by virtue of the authority granted in a power of attorney filed for record at Instrument # 20061004-0122951, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Hamidreza Parsa, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Land in the 8th, Formerly 13th Civil District of said County, being part of Lot Number 17 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for said county, being Lot Number 3 on the map showing subdivision of the Conrad Santi property.

Beginning at a point in the Northerly Margin of Buchanan Street, 125 feet West of the Westerly Margin of 24th Avenue, North said point being the corner of Lots Numbers 2 and 3; Thence with the line between said two lots, Northwardly 150 feet to the Southerly line of Lot number 32; Thence with the Southerly line of said Lot, Westerly 50 feet to the corner of Lots 3 and 4; thence with the line between said two lots, Southwardly 150 feet to the Northerly Margin of Buchanan Street; thence with said street, Eastwardly 50 feet to the beginning. According to a survey made by John Kohl, Dated July 26, 1979.

Being the same property conveyed to CitiMortgage, Inc. by Trustee's Deed, as filed as Instrument # 20131002-0103688 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2404 Buchanan Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 26 day of October, 2015

CitiMortgage, Inc., by its duly authorized attorney in fact, National Default REO Services, a Deleware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS")

BY: _____

ITS: VP Jamey Davis

Certificate of Acknowledgment

State of Texas

County of Dallas)ss.

Personally appeared before me, the undersigned Notary Public, Jamey Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the VP of 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 26 day of October, 2015

_____
Notary Public

My commission expires:

6-4-19

(Seal)

CYNTHIA ANN PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 2019