This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2015050215TN

BILL GARRETT, Davidson County
Trans:T20150094494 DEEDWARRSP
Recvd: 11/05/15 13:34 4 pgs
Fees:23.00 Taxes:101.75
20151105-0112905

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Restoration Concepts, LLP	(Name) Restoration Concepts, LLP	081-11-0-076.00
(Address) 4117 Hillsborough Pike Suite 103159	(Address) 4117 Hillsborough Pike Suite 103159	
(City) (State) (Zip) Nashville, TN 37215	(City) (State) (Zip) Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Citibank, NA, as Trustee for the WaMu Mortgage Pass Through Certificates Series 2004-CB1,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Restoration Concepts, LLP, a Tennessee Limited Liability Company,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **081-11-0-076.00**

X Improved OR
Unimproved property located at:

1749 DR D.B. Todd Jr. Blvd. a/k/a 1749 DB Todd, Nashville, TN 37218, in Davidson County Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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.

Witness our hand as of the OCT 2 1 2015, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

Citibank, NA, as Trustee for the WaMu Mortgage Pass Through Certificates Series 2004-CB1 by Select Portfolio Servicing, Inc. as Attorney in Fact for Washington Mutual Mortgage Securities Corp. as Attorney in Fact for Citibank, NA, as Trustee

OCT 2 1 2015

By 10-21-15

Name Kathy Kerr, Doc. Control Officer

Title Kathy Kerr, Doc. Control Officer

Kathy Kerr, Doc. Control Officer

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kathy Kerr, Doc. Control Officer (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the Kathy Kerr, Doc. Control Officer (Title of Person signing) of Select Portfolio Servicing, Inc., as Attorney in Fact for Washington Mutual Mortgage Securities Corp. as Attorney in Fact for Citibank, NA, as Trustee for the WaMu Mortgage Pass Through Certificates Series 2004-CB1 the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this OCT 2 1 2015.

LEANNA JOHNSTUN
Notary Public State of Utah
My Commission Expires on:
January 23, 2019
Comm. Number: 681582

Notary Public
My Commission Expires: 1-23-19

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transaction is $27,501.00.

Affiant

Subscribed and sworn before me this 11-3-15

Notary Public
My Commission Expires:

CRYSTAL ROZENBAUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JANUARY 24, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee being the Southeasterly Part of Lot No. 268 on the Plan of J.M.T.J. and G.W. Hardings Subdivision of record in Book 21 at Page 80, Register's Office for said County, described according to a copy of survey thereof made February 7, 1939 by S. M. McMurray and Company as follows:

Beginning at a point in the Westerly margin of 18th Avenue North, the Southeast corner of Lot No. 268 and the Northeast corner of Lot No. 267; thence with the line between said Lots Westerly along an old fence line 112.5 feet to a stake; thence Northerly 50.5 feet to a stake; thence Easterly 105.8 feet to a point in the Westerly margin of 18th Avenue North an iron pin; thence Southerly along the Westerly margin of said Avenue 47.5 feet to the point of beginning.

This being the same property conveyed by Substitute Trustee's Deed to Citibank, NA, as Trustee for the WaMu Mortgage Pass Through Certificates Series 2004-CB1 filed for record February 5, 2015 in Instrument Number 20150205-0011012 in the Office of the Register of Deeds for Davidson County, Tennessee.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.