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	5530 Lickton Pike Goodlettsville, TN 37072	BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341	Secretary of Housing and Urban Development C/O Information Systems Networks Corp. 2401 NW 23rd Street, Suite 1D Oklahoma City, OK 73107 Tax Parcel ID #:01700005700

BILL GARRETT, Davidson County
Trans:T20160006816 DEEDWARRSP
Recvd: 01/26/16 14:01 3 pgs
Fees:17.00 Taxes:0.00
20160126-0007497

Grantor(s):	Grantee(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.)	**Secretary of Housing and Urban Development, Washington, D.C. its successors and assigns**

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:

Situated in the 10th Civil District of said county and state, and more particularly described as follows: Being Lot No. 1 of the James Preston Skaggs property of record in Plat instrument number 20010426-0041343, Register's office for Davidson County, Tennessee, which Plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Herbert Spurlock and wife, Cassandra Spurlock by deed from Myrna Faye Skaggs Baldock and Shirley Sue Skaggs Lockhart of record Instrument 20010808008505 9 on 07/02/2001 and filed for record on 08/08/2001, Register's Office for Davidson County.

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.

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 at Instrument 20140212-0012613.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 22 day of APRIL, 2014.

CitiMortgage, Inc

Joan E. King

JOAN E. KING (Printed Name)

Vice President-Document Control (Title)

STATE OF Kentucky }
}
COUNTY OF Boone }

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Joan E. King (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 22nd day of April, 2014.

Karen Young

Notary Public

My Commission Expires: 8-9-2016

KAREN YOUNG
Notary Public, ID No. 472492
State at Large, Kentucky
My Commission Expires August 9, 2016

STATE OF Kentucky }
}
COUNTY OF Boone }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $98,398.99.

Joan E. King
Affiant Joan E. King
Title: Vice President-Document Control
Date: APRIL 22, 2014

STATE OF Kentucky }
}
COUNTY OF Boone }

Sworn to and Subscribed before me this 22nd day of April, 2014.

Karen Young
Notary Public

KAREN YOUNG
Notary Public, ID No. 472492
State at Large, Kentucky
My Commission Expires August 9, 2016

My Commission Expires: 8-9-2016