Prepared By and Return To:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064
File No.: TN-REO150199PUR

Davidson County DEEDWARRSP
Recvd: 02/16/16 09:37 5 pgs
Fees:28.00 Taxes:222.00
20160216-0014099

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Eugene Kamarasy	Eugene Kamarasy	052070015.00
(Name) 906 Ward St	(Name) 906 Ward St	
(Address) Nashville, TN 37207	(Address) Nashville, TN 37207	
(City) (State) (Zip)	(City) (State) (Zip)	

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, CitiMortgage, Inc., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Eugene Kamarasy, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 637 CENTER STREET, Madison, TN 37115, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees 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 the title to said real estate to said Grantees, 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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 26th day of January, 2016 (date), the corporate party, if any, having caused its name to be signed hereto by its Vice President- Document Control of said day and date.

CitiMortgage, Inc.

BY: _____ 1/26/16

Ali Felts Vice President - Document Control

State of Missouri

County of St. Charles

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ali Felts, 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 Vice President-Document Control (Title of person signing) of CitiMortgage, Inc. (Name of Company), a New York Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office in O'Fallon, mo, this January 26, 2016.

KENNETH STOKES
Notary Public. Notary Seal
State of Missouri
St. Louis County
Commission # 14556593
My Commission Expires October 6, 2018

_____
Notary Public

My Commission Expires: 10-6-18

State of Missouri
County of St. Charles

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

_____ 1/26/16 Ali Felts
Affiant Vice President. Document Control

Subscribed and sworn to before me this the 26 day of January, 2016

KENNETH STOKES
Notary Public. Notary Seal
State of Missouri
St. Louis County
Commission # 14556593
My Commission Expires October 6, 2018

_____
Notary Public

My Commission Expires: 10-6-18

EXHIBIT "A"

Being Lot No. 10A, Zone Lot Division of Lots 10, 11, & 12 of Homeacres, as of record in Book 6250, Page 866, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to CitiMortgage, Inc. by Substitute Trustee's Deed filed for record on 08/11/2015 in Instrument No. 20150811-0080240, Register's Office for Davidson County, Tennessee.

RE: 637 CENTER STREET, Madison, TN 37115

SPECIAL WARRANTY DEED

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, the "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 and subsequent years, the payment of which Grantee assumes (at 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; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

True Copy Certification

I, Jason E. Thurber, 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.

Signature

State of GA

County of Cobb

Personally appeared before me, Wendy G Claar, a notary public for this county and state, Jason E. Thurber 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: 3-12-18
Notary' Seal (if on paper)

