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	754 Pippin Drive Unit 164 Antioch, TN 37013	BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341	Secretary of Housing and Urban Development C/O Michaelson, Connor and Boul 4400 Will Rogers Parkway, Suite 300 Oklahoma City, OK 73108 Tax Parcel ID #:163020B172.00

BILL GARRETT, Davidson County
Trans:T20160014758 DEEDWARRSP
Recvd: 02/23/16 11:15 3 pgs
Fees:17.00 Taxes:0.00
20160223-0017111

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:

Land in Davidson County, Tennessee, being Lot No. 164, Section 2, Berkeley Hall Townhomes as shown on the First Amendment to the Master Deed for Berkeley Hall Townhomes Recorded as Instrument No., 20070705-0079992 amending Master Deed of Record as Instrument No., 20061127-0146201 together with all rights and appurtenances thereto belonging, Register's Office for Davidson County, Tennessee.

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 No. 20150203-0009928.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 10 day of July, 2015.

CITIMORTGAGE, INC. CORPORATE SEAL NEW YORK

Christina Chiodini
CitiMortgage, Inc.

Christina Chiodini (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 Christina Chiodini (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 the 10 day of July, 2015.

Flor De Maria Juchems
Notary-Public

My Commission Expires: 8/04/2018

FLOR DE MARIA JUCHEMS
Notary Public - Notary Seal
State of Missouri
St. Charles County
Commission #14629292
My Commission Expires August 4, 2018

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 $74,100.00.

Christina Chiodini 7/10/15
Affiant Christina Chiodini

STATE OF Missouri }
}
COUNTY OF St. Charles }

Sworn to and Subscribed before me this 10 day of July, 2015.

Flor De Maria Juchems
Notary-Public

My Commission Expires: 8/04/2018

FLOR DE MARIA JUCHEMS
Notary Public - Notary Seal
State of Missouri
St. Charles County
Commission #14629292
My Commission Expires August 4, 2018

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