BILL GARRETT, Davidson County
Trans:T20160018313 DEEDWARRSP
Recvd: 03/07/16 09:54 2 pgs
Fees:13.00 Taxes:321.90
20160307-0021301

This Instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041508907

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $87,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John C. Dullert
Grantee or Agent of Grantee

Subscribed and sworn to before me this 4th day of March, 2016

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

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Alberto Ruiz Rodriguez	Alberto Ruiz Rodriguez	149 13 0 021.00
733 Reeves Road	504 Stardale Way	
Antioch, TN 37013	Antioch, TN 37013	

SPECIAL WARRANTY DEED
(Corporation)

CitiMortgage, Inc. SBM ABN AMRO Mortgage Corporation, **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 Alberto Ruiz Rodriguez, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:**

The Following described real property situate in the City of Antioch, County of Davidson, and State of Tennessee, To Wit:

Being Lot Number 194, on the Plan of Debra Heights, Section Two, of Record in Plat Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 194 fronts 75 feet on the Southerly Side of Reeves road and runs back 171.88 feet on the Westerly side and 162.77 feet on the Easterly side to a deed line measuring 75.54 feet thereon.

Being the same property conveyed to Grantee in Substitute Trustee's Deed, as filed at Instrument Number 20150729-0074648 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 733 Reeves Road, Antioch, TN 37013

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 9 day of February, 2016

CitiMortgage, Inc., SBM ABN AMRO Mortgage Corporation, 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: _____

Jamey Davis

ITS: VP

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 9 day of February, 2016

Notary Public

My commission expires:

6-4-2019

(Seal)

CYNTHIA ANN PARTIDA VALTIERRA
Notary Public, State of Texas
Comm. Expires 06-04-2019
Notary ID 128635011