Davidson County DEEDWARRSP
Recvd: 03/28/16 11:41 5 pgs
Fees:28.00 Taxes:351.13
20160328-0028660

AFTER RECORDING RETURN TO:
BAY NATIONAL TITLE CO.
13577 FEATHER SOUND DRIVE, STE. 250
CLEARWATER, FL 33762
File No. CITI-35007

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 75.06-115

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 10th day of March, 2016 by and between **CITIFINANCIAL SERVICING, LLC**, a mailing address of 1000 TECHNOLOGY DRIVE, O'FALLON MO 63368 hereinafter referred to as Grantor(s) and Remodeled Dreams 401K Trust, a mailing address of 618 Canterbury Trail, Mount Juliet, TN 37122, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of NINETY-FOUR THOUSAND NINE HUNDRED AND 00/100 ($94,900.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under DOCUMENT NO. 20150505-0040755, recorded on 05/05/2015 in DAVIDSON County, TENNESSEE.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Tax ID No.: 75.06-115

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 10th day of March, 2016.

CITIFINANCIAL SERVICING, LLC successor by merger to CitiMortgage, Inc.

By Olympus Asset Management, Inc. as attorney in fact

BY: 3/10/16

PRINT NAME: Gina Lauranzano

TITLE: Closing Analyst

STATE OF Maine
COUNTY OF Cumberland

Before me, Kayla Emery, a Notary Public, of the state and county mentioned, personally appeared Gina Lauranzano, 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 president (or other officer authorized to execute the instrument) of Olympus Asset Management, Inc. as attorney in fact for CITIFINANCIAL SERVICING, LLC successor by merger to CitiMortgage, Inc., the within named bargainer and that such president or officer executed the foregoing instrument for the purpose therein contained.

In witness whereof, I have hereunto set my hand and official seal.

Notary Public
My commission expires:

KAYLA M. EMERY
Notary Public-Maine
My Commission Expires
October 15, 2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

KAYLA M. EMERY NOTARY PUBLIC MY COMMISSION EXPIRES 10-15-2020 MAINE

Valuation Confirmation

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $94,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

3/10/2016

Signature of Affiant Jennifer Lagel Closing Analyst

STATE OF Maine
COUNTY OF Cumberland

Sworn to before me this 10th day of March, 2016.

Notary Public
My Commission Expires:

KAYLA M. EMERY
Notary Public-Maine
My Commission Expires
October 15, 2020

KAYLA M. EMERY NOTARY PUBLIC MY COMMISSION EXPIRES 10.15.2020 MAINE

Name and address for person(s) responsible for taxes:
REMODELED DREAMS 401K TRUST
681 CANTERBURY TRAIL
MOUNT JULIET, TN 37122

Name and address of property owner:
REMODELED DREAMS 401K TRUST
681 CANTERBURY TRAIL
MOUNT JULIET, TN 37122

EXHIBIT A
LEGAL DESCRIPTION

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN HERMITAGE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

ALL THAT CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TN, AS MORE FULLY DESCRIBED IN BOOK 9025 PAGE 942 ID # 75.06-115, BEING KNOWN AND DESIGNATED AS LOT 11 PLAN OF HERMITAGE ESTATES, SECTION 5, RECORDED ON 06/06/1969, FILED IN PLAT BOOK 4175 AT PAGE 67.

TAX ID NUMBER: 75.06-115

PROPERTY COMMONLY KNOWN AS: 4282 SWEDEN DRIVE, HERMITAGE, TN 37076

True Copy Certification

I, __Sarah Rix_____, 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.

Sarah Rix
Signature

State of _Florida_____

County of __Pinellas_____

Personally appeared before me , Earline D Mason, a notary public for this county and state, Sarah Rix, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Earline D. Mason 11-2-15
Notary's Signature

My Commission Expires: 2-3-2019
Notary' Seal (if on paper)

