This instrument prepared by:
Shawn R Freibert
Attorney at Law
800 Lily Creek Road, Ste. 102
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(502)238-7500

File No.: **18854**

Davidson County DEEDWARRSP
Recvd: 08/03/16 12:31 5 pgs
Fees:28.00 Taxes:471.75
20160803-0080302

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this August 1st, **2016**, by and between **CitiFinancial Servicing, LLC, , 1000 Technology Drive, O'Fallon, MO 63368**, party of the first part, and **Valerie Laemmel, 7132 Charlotte Pike, Nashville, TN 37209,** party of the second part,

WITNESSETH: That for and in consideration of **One Hundred Twenty Seven Thousand Five Hundred One Dollars** ($127,501.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the 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 INSTRUMENT NO. 20030624-0086656 ID#26.09-68, BEING KNOWN AND DESIGNATED AS LOT NO. 57 PLAN OF GOODLETTSVILLE HEIGHTS SUBDIVISION, SECTION NUMBER TWO, REC: 08/30/1949, FILED IN PLAT BOOK1424 AT PAGE 120 AND 121.

Being the same property conveyed to party of the first part, herein shown in:
Instrument No. 20151125-0119851 in said Register's office.

This conveyance is made subject to:
1) Real Property Taxes which have been assumed by party of the second part; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; if any 6) All applicable governmental and zoning regulations.

Parcel ID # **026 09 0 068.00**
x Improved OR
Unimproved property located at: **417 Moss Trail, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

CitiFinancial Servicing, LLC

8/1/2016

By: Gina Laurenzano

Title: Closing Analyst

Of Olympus Asset Management, Inc.,
as Agent and Attorney in Fact by Power
of Attorney recorded in Instrument No.
20140609-0049796.

State of Maine

County of Cumberland

Before me, Jennifer LaBrie of the State and County mentioned, personally appeared Gina Laurenzano Closing Analyst 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 Closing Analyst of Olympus Asset Management, Inc., as Agent and Attorney in Fact for **CitiFinancial Servicing, LLC,** the within named party of the first part, a corporation, and that such Closing Analyst, executed the foregoing instrument for the purposed therein contained, by personally signing on behalf of the corporation.

Witness my hand and Seal at office in this 8/1/01, **2016**

Notary Public

My Commission Expires:

Jennifer L LaBrie
Notary Public, State of Maine
My Commission Expires Nov. 30, 2022

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Owner's Name: **CitiFinancial Servicing, LLC**

and Address: **1000 Technology Drive, O'Fallon, MO 63368**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Valerie Laemmel
7132 Charlotte Pike
Nashville, TN 37209

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$127,501.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

CitiFinancial Servicing, LLC

By: _____ 8/1/16
Title: Closing Analyst
Gina Laurantano
Of Olympus Asset Management, Inc., as its Agent and Attorney in Fact by Power of Attorney recorded in Instrument No. 20140609-0049796.

Subscribed and sworn to before me this 08/01 **2016.**

_____
Notary Public

My Commission Expires: _____

Jennifer L LaBier
Notary Public, State of Maine
My Commission Expires Nov. 30, 2022

True Copy Certification

I, Dennis L. Mattingly, 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.

DENNIS L. MATTINGLY

State of Kentucky

County of Jefferson

Personally appeared before me, Sarah N. Sharber, a notary public for this county and state, Dennis L. Mattingly who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4-14-2018

Notary Seal

