Davidson County DEEDWARRSP
Recvd: 10/05/16 15:09 3 pgs
Fees:18.00 Taxes:264.55
20161005-0105445

This instrument prepared by:
Shawn R Freibert
Attorney at Law
800 Lily Creek Road, Ste. 102
Louisville, Kentucky 40243
(502)238-7500

File No.: **20219**

Shawn R. Freibert

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this August 31, **2016**, by and between **CitiFinancial Servicing, 1000 Technology Drive, O'Fallon, MO 63368**, party of the first part, and **Home Capital, LLC, 2430 Thames Valley Way Bowling Green, KY 42101** party of the second part,

WITNESSETH: That for and in consideration of **seventy-one Thousand, Five Hundred Dollars** ($71,500.00), 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 TENNESSEE, AS MORE FULLY DESCRIBED IN BOOK 7679, PAGE 473, ID#75-15-17, BEING KNOWN AND DESIGNATED AS LOT 27A, ZONE LOT DIVISION OF LOTS 23 THRU 28, SECTION 2, PLAN OF MEADOWS OF TULIP GROVE, FILED IN BOOK 6900, PAGE 184, RECORDED ON 01/09/1987.

Being the same property conveyed to Peggy Hamilton by Deed dated October 17, 1988 and recorded on October 18, 1988 in Book 7679, Page 473 in the Office of the Register of Deeds, Davidson County, Tennessee; and Further conveyed to Citifinancial Servicing LLC by Substitute Trustee's Deed dated May 13, 2016 and recorded on May 16, 2016 in Instrument Number 20160516-0048235.

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 # 075 15 0 017.00
x Improved OR
Unimproved property located at: 834 Netherlands Drive Hermitage, TN 37076

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

Lule Huskins 8/31/16
BY: Lule Huskins
Title: Closing Analyst
Of Olympus Asset Management, Inc.,
as Agent and Attorney in Fact of record
in Instrument 20140609-0049796

State of Maine

County of Cumberland

Before me, Jennifer LaBier of the State and County mentioned, personally appeared Lule Huskins as 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 August 31, **2016**

Notary Public

My Commission Expires:

Jennifer L LaBier
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)
Home Capital, LLC
2430 Thames Valley Way
Bowling Green, KY 42101

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 **$71,500.00** 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: Luke Huskins 8/31/16
Title: Luke Huskins - Closing Analyst
Of Olympus Asset Management, Inc., as its Agent
and Attorney in Fact in
Instrument 20140609-0049796

Subscribed and sworn to before me this 31st of August **2016.**

Notary Public

My Commission Expires:

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

JENNIFER L. LABIER NOTARY PUBLIC STATE OF MAINE

True Copy Certification

I, DENNIS 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.

Signature

State of KENTUCKY

County of JEFFERSON/STATE AT LARGE

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

My Commission Expires: 2/9/2020
Notary's Seal

(Seal)

Notary's Signature

Emerita B. Rich
Notary Public
State at Large, Kentucky
My Commission Expires on Feb. 9, 2020