THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
6701 Bryan Dairy Road, Suite 608
Seminole, FL 33777
1-866-878-9765

Davidson County DEEDWARRSP
Recvd: 03/02/17 11:09 5 pgs
Fees:27.00 Taxes:0.00
20170302-0020714

When Recorded Return To:
ServiceLink
1200 Cherrington Parkway
Moon Township, PA 15108

New Owner(s) Address & Mail Tax Statements To:
The Secretary of Housing & Urban Development
c/o Michaelson Connor & Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

Property Tax ID#: 033-16-0-116.00
Ref. #: 3371421

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 14th day of September, 2015, by and between CITIMORTGAGE, INC., AS ATTORNEY-IN-FACT FOR CITIBANK, N.A. AS TRUSTEE FOR CMLTI ASSET TRUST, its successors and/or assigns, whose address is 1000 Technology Drive, O'Fallon, MO 63368, Grantor, and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Washington, D.C., its successors and/or assigns, whose address is c/o Michaelson Connor & Boul, Inc., - 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, Grantee.

Witnesseth:

That for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 105 Nelson Court West, Madison, TN 37115

Being the same property as conveyed from Shapiro & Ingle, LLP, Substitute Trustee to CitiMortgage, Inc., as attorney-in-fact for CitiBank, N.A. as Trustee for CMLTI Asset Trust as described in Instrument No. 20150804-0076948, dated 06/12/2015, recorded 08/04/2015, in Davidson County Records.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

CITIBANK, N.A. AS TRUSTEE FOR CMLTI ASSET TRUST,
by and through its attorney-in-fact CitiMortgage, Inc.

By: Padmaja Kannan 9/14/15 Title: Vice President – Document Control

Padmaja Kannan
Printed Name

STATE OF Missouri }

COUNTY OF St. Charles }

I hereby certify that the foregoing deed was signed and acknowledged before me this 14 day of September, 2015, by Padmaja Kannan, who is a/the Vice President - Document Control of CITIMORTGAGE, INC., AS ATTORNEY-IN-FACT FOR CITIBANK, N.A. AS TRUSTEE FOR CMLTI ASSET TRUST, a Corporation, as the Grantor in the foregoing instrument.

Christina Chiodini
NOTARY SIGNATURE

My commission expires on: 8/4/2018

CHRISTINA CHIODINI
Notary Public - Notary Seal
State of Missouri
Lincoln County
Commission #14629298
My Commission Expires August 4, 2018

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 102,200.00 , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Padmaja Kannan 9/14/15

Affiant
Printed Name: Padmaja Kannan
Title: Vice President – Document Control

Subscribed and sworn to before me this the 14 day of September, 2015.

Christina Chiodini

Notary Public
My Commission Expires: 8/4/2018

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
The Secretary of Housing & Urban Development
c/o Michaelson Connor & Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

CHRISTINA CHIODINI
Notary Public - Notary Seal
State of Missouri
Lincoln County
Commission #14629298
My Commission Expires August 4, 2018

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 Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows:

Land in Davidson County, Tennessee, being Lot No. 103-A, on the Plan of Zone Lot Division, Lots 100 through 111, Section 2, Primrose Meadows, of record in Plat Book 6900, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer Tiffany Knight and Carol Windsor Heater, herein by cash deed dated 17th day of August, 2007, of record at 20070821-0099860 in said Register's Office Tennessee.

Tax ID: 033-16-0-116.00

Property Address: 105 Nelson Court West, Madison, TN 37115

True Copy Certification

I, Emily J. Riley, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Michael J. Webb a notary public for this county and state, Emily J. Riley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 6 2019
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019