This Instrument Prepared By:
Jennifer Soltz
National Deed Network, Inc.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

After Recording Return To:

New Owner(S) Address & Mail Tax Statements To:
Linh Nguyen
203 Bellevue Road
Nashville, TN 37221

Karen Y Johnson Davidson County
Batch# 146437 DEEDWARR
09/28/2018 01:10:30 PM 5 pgs
Fees: $28.00 Taxes: $703.00
20180928-0096393

Tax ID: 14200029400
Order #: 101-10068479

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 19th day of SEPTEMBER, 2018, by and between CITIMORTGAGE, INC, Grantor, and LINH NGUYEN, whose address is 203 Bellevue Road, Nashville, TN 37221, Grantees.

That for and in consideration of the sum of $190,000.00 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, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED TO EXHIBIT "A"

Property Address: 203 Bellevue Road, Nashville, TN 37221

Prior Deed Recorded 04/19/2016, as Instrument Number 20160419-0037528, Davidson County recorder's Office.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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

And the said Grantor covenants with the Grantees, Grantees' successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

CITIMORTGAGE, INC
By: NATIONAL DEFAULT REO SERVICES, LLC, A Delaware Limited Liability Company, as Attorney in fact

By _____

Name/Title BRANDON DELA CRUZ Authorized Signor of National Default REO Services, LLC, a Delaware Limited Liability Company, as Attorney in Fact and/or agent

STATE OF CALIFORNIA }

COUNTY OF ORANGE }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by BRANDON DELA CRUZ its AUTHORIZED SIGNOR of NATIONAL DEFAULT REO SERVICES, LLC, A Delaware Limited Liability Company, as Attorney in fact for CITIMORTGAGE, INC, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 19TH day of SEPTEMBER, 2018.

MARIA ELENA CARRILLO
Notary Public – California
Orange County
Commission # 2226670
My Comm. Expires Dec 25, 2021

_____
Notary Public
My Commission expires: 12/25/2021

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 $190,000.00, 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.

CITIMORTGAGE, INC
By: NATIONAL DEFAULT REO SERVICES, LLC, A
Delaware Limited Liability Company, as Attorney in fact

By _____
Authorized Signor of National Default REO Services, L
a Delaware Limited Liability Company,
as Attorney in Fact and/or agent

Name/Title BRANDON DELA CRUZ

Subscribed and sworn to before me this the 19TH day of SEPTEMBER, 2018.

_____
Notary Public
My Commission Expires: 12/25/2021

Name and Address of Property Owner:
Linh Nguyen
203 Bellevue Rd
Nashville TN 37221

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Linh Nguyen
203 Bellevue Rd
Nashville TN 37221

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.

EXHIBIT "A"

DESCRIBED AS BEING IN NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

LOT 1 OF HULAN HEIGHTS, AS DEPICTED IN PLAT BOOK 6900, PAGE 585, DAVIDSON COUNTY LAND RECORDS.

Property Address: 203 Bellevue Road, Nashville, TN 37221

Parcel ID: 142-00-0-294.00

True Copy Certification

I, Amanda Cardenas, 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 Texas

County of Collin

Personally appeared before me, [Lisa Hanus] a notary public for this county and state, [Amanda Cardenas] 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: 05-14-2019
Notary' Seal (if on paper)

LISA HANUS
Notary Public, State of Texas
Comm. Expires 05-14-2019
Notary ID 130227422