201000006424
NICHOLSON & ANDERSON
PO BOX 457
GREENWOOD SC 29648

201000006424
INGRAM MOON
COUNTY CLERK
GREENWOOD COUNTY SC
09-16-2010 03:40 pm.
REC FEE: 10.00
STATE TAX $ 19.50
COUNTY TAX $ 8.25

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF GREENWOOD) SPECIAL WARRANTY

Instrument	Book	Page
201000006424	1227	323

KNOW ALL MEN BY THESE PRESENTS, **CITIMORTGAGE, INC. BY ITS ATTY IN FACT NATIONAL DEFAULT REO SERVICES, LLC A DELAWARE LIMITED LIABILITY COMPANY DBA FIRST AMERICAN ASSET CLOSING SERVICES** duly organized and existing under the laws of the United States of America and the State in which it was organized, herein referred to as Grantor, for and in consideration of the sum of **SEVEN THOUSAND FIVE HUNDRED AND 00/100 ($7,500.00) DOLLARS** paid by

TED MOORE, herein referred to as Grantee(s), in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee(s), and to the assigns and successors of said Grantee(s), the following described real estate situated in the County of Greenwood, State of South Carolina, to wit:

All that certain piece, parcel or lot of land lying and being in the County of Greenwood, State of South Carolina, being shown as Lot #445, Section 3, as per plat Section 3 of Subdivision of the remainder properties of Riegel Textile Corporation, Ware Shoals Division, made by Pickell and Pickell, Engineers, dated April, 1952, Plat Book 6, at Pages 22-29. According to said plat is also known as #16 N. Greenwood Avenue and fronts thereon for 77 feet. Said property also being shown as Lot #445, as per plat prepared for J.D. Nicholson recorded November 29, 1976, in Plat Book 27 at Page 61.

Jesse Tinsley by deed of Jean M. Towe, dated October 2, 1996, and recorded October 3, 1996, in Book 462 at Page 208; thereafter Jesse Tinsley deeds his interest to Jesse Tinsley and Darlene Tinsley by Deed of Jesse Tinsley dated January 23, 1997, and recorded May 15, 1997, in Book 481 at Page 325; said property being further conveyed unto CitiMortgage, Inc. by the Honorable Curtis G. Clark, as Special Referee for Greenwood County, by deed dated April 16, 2010 and recorded May 20, 2010 in Book 1210 at Page 310.

TMS No. 6923-347-614

Property Address: 16 N Greenwood Avenue, Ware Shoals, SC 29692

Grantee's Address: P.O. Box 8, Dewy Rose, GA 30634

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances whatsoever to the said property belonging or in any wise incident or appertaining, and the

reversions and remainders, rents, issues, and profits thereof, and also any estate, right, title, interest, dower, possession, benefit, claim, or demand therein whatsoever of Grantor and any other entity who might rightfully claim the same or any part thereof by, from, or under Grantor;

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, the successors and assigns of said Grantee forever.

WITNESS our Hand(s) and Seal(s) this 14th day of September, 2010.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

CITIMORTGAGE, INC. BY ITS ATTY IN FACT NATIONAL DEFAULT REO SERVICES, LLC A DELAWARE LIMITED LIABILITY COMPANY DBA FIRST AMERICAN ASSET CLOSING SERVICES

Witness #1 Scott Buskirk

By: Charlotte Elliott, V.P.
Its:

Witness #2 Justin Jung

STATE OF Texas)
) ACKNOWLEDGMENT
COUNTY OF Dallas)

On this the 14 day of September, 2010, before me, the undersigned Notary Public in and for said County and State, personally appeared Charlotte Elliott, to me known and known by me to be the V.P. of CitiMortgage, Inc. by its atty in fact National Default REO Services, LLC a Delaware Limited Liability Company dba First American Asset Closing Services and acknowledged the execution of the foregoing instrument in the capacity aforesaid and the free act and deed of said CitiMortgage, Inc. by its atty in fact National Default REO Services, LLC a Delaware Limited Liability Company dba First American Asset Closing Services.

Witness my hand and official seal.

Notary Public for _____
My commission expires: _____

Nicole Yanique Dalrymple-Hall
Notary Public, State of Texas
My Commission Expires
January 26, 2012

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY APPEARED BEFORE ME the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.

2. The property transferred is located at: 16 N Greenwood Ave, Ware Shoals, SC 29692, County Tax Map Number: 6923-347-614
Transferred by CitiMortgage, Inc.
Transferred to Ted Moore
On 09/15/10

3. Check one of the following: The Deed is:
(a) ___X___ subject to the Deed recording fee as a transfer for consideration paid or to be paid in money or money's worth;
(b) _____ subject to the Deed recording fee as a transfer between a corporation, a partnership, or other entity, and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary
(c) _____ EXEMPT from the Deed recording fee because (See Information section of affidavit): No._____
(If exempt, please skip Items 4-7, and go to Item 8 of this Affidavit)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes _____ or No_____

4. Check one of the following if either Item 3(a) or Item 3(b) above has been checked.
(a) ___X___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $ 7,500.00
(b) _____ The fee is computed on the fair market value of the realty which is $_____.
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes, which is $_____.

5. Check _____YES or ___X___ NO to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer, and remained on the land, tenement, or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is $_____.

6. The Deed recording fee is computed as follows:
(a) Place the amount listed in Item 4 above here: $ 7,500.00
(b) Place the amount listed in Item 5 above here: $ 0 (If no amount is listed, place zero here)
(c) Subtract Line 6(b) from Line 6(a) if applicable, and place the result here: $ 7,500.00

7. The deed recording fee due is based on the amount listed on 6(c) above and the deed recording fee due is: $ 27.75

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Ted Moore
Grantor, Grantee, or Attorney who prepared this form
TED MOORE
Print or Type name here

SWORN to and subscribed before me this 15 day of September, 2010.

Cheryl Meredith
Notary Public for South Carolina
My Commission expires: 9/13/2011

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid on money or money's worth for the realty." Consideration paid or to be paid on money or money's worth, includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

(1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
(2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
(3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
(4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
(5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to protect the realty;
(6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of title 39;
(7) that constitute a contract for the sale of timber to be cut;
(8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
(9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provide no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
(10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid for the corrective or quitclaim deed;
(13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings.
(14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as was as for the purpose of purchasing the realty.
(15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperative, or political subdivisions to a limited company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.