SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2004.

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1-29-05
(AFFIX SEAL)

ELAINE EVERSMEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005

Davidson County DEEDWARR
Recvd: 05/12/04 12:40 2pgs
Fees:13.00 Taxes:418.10
20040512-0054980

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, TN 37027

F-1665

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Hammitt	CTX Mortgage Company, LLC	072-08-0-037.00
(NAME)	(NAME)	
1457 McGavock Pike	216 Centerview Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Angela Hammitt, unmarried, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit; Being Lot No. 22 and the easterly ½ of Lot No. 21 of Block "A" on the map of Inglewood Golf Club Estates, as of record in Book 843, Page 98, Register's Office for Davidson County, Tennessee. Said Lot No. 22 and part of Lot No. 21 adjoin and front together 90 feet in the northerly side of Williams Ferry Road, and runs back between lines, 196 feet on the easterly line of Lot No. 22 and 196.45 feet more or less, in the westerly line to a dead line in the rear on which they measure 90 feet.

Being all of the same property conveyed to Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as Trustee by Substitute Trustee's Deed of record in Instrument 20031211-0178097, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1457 McGavock Pike, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Angela Hammitt and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as Trustee, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as Trustee, has executed this deed this 7th day of May, 2004.

Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as Trustee

By: _____
TERRI ACIERNO ASST VP

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared TERRI ACIERNO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the A.V.P respectively of the Deutsche Bank Trust Company Americas, f/k/a Bankers Trust Company, as Trustee, the within named bargainor, a corporation, and that he/she as such A.V.P, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2004.

Commission expires:



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027