Box 13 # 9320

SPECIAL WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2009

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,730.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 25th day of February 2005

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis Molina	Countrywide Home Loans	72-2-122
(NAME) 1302 Argle Ave ~~1008 Hart Lane~~	2021 N. Gallatin Rd. Ste. 202	
(ADDRESS) Madison, TN 37115 ~~Nashville, TN 37216~~	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The CIT Group/Consumer Finance, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis Molina, married HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 34, E. B. Craigs Subdivision of the Crownover Property as of record in Book 894, Pages 640 and 641, Register's Office for Davidson County, Tennessee to which reference is herein made for a more complete description.

Being the same property conveyed to The CIT Group/Consumer Finance, Inc., by deed of record in Instrument No. 20040723-0088187, corrected in Instrument No. 20050302-0023000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 1008 Hart Lane, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RE-RECORD

Davidson County DEEDWARR
Recvd: 03/18/05 14:47 2 pgs
Fees:12.00 Taxes:0.00
20050318-0030104

Davidson County DEEDWARR
Recvd: 03/02/05 12:57 2 pgs
Fees:13.00 Taxes:258.00
[redacted]
20050302-0023001

Rerecord To reflect execution date

Witness my hand this. 25th DAY of February 2005.

Jennifer Gregory

Diane Zampaloni

The CIT Group/Consumer Finance, Inc.

By: _____

DARRELL JOHNSON, V.P.

STATE OF Oklahoma

COUNTY OF Oklahoma

Before me, the undersigned, a Notary Public in and for the state of County, aforesaid, personally appeared Darrell Johnson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/~~herself~~ to be the VP of CIT Group, a corporation, and that he as such VP executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as VP.

Witness my hand and official seal at OKla. City, OK this.

Commission expires: 05-28-08

LADONNA HARVEY NOTARY PUBLIC # 04004887 EXP. 5/28/08 IN AND FOR STATE OF OKLAHOMA CLEVELAND COUNTY

LaDonna Harvey

Notary Public