SPECIAL WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/29/05 15:50 2 pgs
Fees:13.00 Taxes:332.63

20051229-0156449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Stephanie Spect
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of
9 Dec. 2005

Notary Public

MY COMMISSION EXPIRES: 8-9-09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee, LLC 7100 Executive Center Drive Brentwood, TN 37027

rt-0061

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Chaisson	Owner	083-16-0-019.00
(NAME) 5516 Maplestone Drive ~~XXXXXXXXXXXX~~	(NAME)	
(ADDRESS) Nashville, TN ~~37206~~ XXXXX 37216	(ADDRESS)	
(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, Countrywide Home Loans SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Steve Chaisson,

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:

Land in Davidson County, Tennessee being Lot No. 271 on the Plan of Fortland Park, Section Three, as of record in Plat Book 2900, Page 61, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate description of said lot.

Being the same property conveyed to Mortgage Electronic Registration Systems Inc. acting soley (sic) as Nominee for America's Wholesale Lender by Substitute Trustee's Deed dated September 8, 2005 of record in Instrument No. 20051005-0120248 Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Countrywide Home Loans by Quit Claim deed from Mortgage Electronic Registration Systems, Inc. of record in Book __*__, Page _____, Register's Office Davidson County, Tennessee. Being recorded simultaneously herewith.

* 20051229-0156448

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 2708 Fortland Drive, Nashville, TN 37206

(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 Steve Chaisson and his/her/their assigns, forever.

Said Countrywide Home Loans, 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 Countrywide Home Loans, has executed this deed this 22nd day of November_____, 2005.

Countrywide Home Loans ~~BY Residential Funding Corporation, Attorney in Fact~~

BY: Tiffany Skaife, Asst. Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tiffany Skaife, 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 Asst. Secretary of Countrywide Home Loans, Inc., the within named bargainor, a corporation, and that he/she as such Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 rd day of November, 2005.

Deborah Cummings

Notary Public – Debbie Cummings

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS

DEBORAH CUMMINGS
My Commission Expires
March 21, 2009

RETURN TO:

Resource Title Agency of Tennessee, LLC