SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/06 13:59 2 pgs
Fees:13.00 Taxes:185.37

20060323-0033462

PENNY CROOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/29/08
(AFFIX SEAL)

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

RT-0868

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tabitha Spencer	8113 Settlers Way	043-01-0-099.00
(NAME)	(NAME)	
112 Shannon Avenue	Nashville, TN37221	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Centex Home Equity Company, LLC SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Tabitha Spencer, Single person
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 in Davidson County, in the State of Tennessee, described as follows:

BEING the West 75 feet of the North 394 feet of Lot No. L (erroneously typed as "Lot No. 1" in prior deed of record) on the Map of the W. P. Ready Subdivision of the E. H. Thorton Tract, of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee. Said part of lot fronts 75 feet on the south side of Shannon Avenue and runs back between parallel lines 394 feet to a dead line.

BEING the same property conveyed to Centex Home Equity Company, LLC by Trustee's Deed from Aaron L. Squyres, Successor Trustee, by Angela Martin, Co-Trustee, dated 11/18/2005, recorded 11/21/2005, of record in Instrument No. 20051121-0140281, in the Register's Office for 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 112 Shannon Avenue, Madison, TN 37115
(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 Tabitha Spencer and his/her/their assigns, forever.

Said Centex Home Equity Company, LLC, 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 Centex Home Equity Company, LLC, has executed this deed this 14th day of March, 2006.

Centex Home Equity Company, LLC

By: _____, _____

STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul Dawkins, 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 Vice President respectively of the Centex Home Equity Company, LLC, the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2006.

Commission expires:

Cory Jemar Anderson
Notary Public

CORY JEMAR ANDERSON
Notary Public, State of Texas
My Commission Expires
September 30, 2009

RETURN TO:

Resource Title Agency of Tennessee
7100 Executive Center Drive
Brentwood, TN. 37027