SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/06 11:27 2 pgs
Fees:13.00 Taxes:407.00

20060614-0070804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant Leslie Johnson Assistant Secretary

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE 2006

Notary Public Leslie Slater

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

NOTARY PUBLIC STATE OF TEXAS
LESLIE SLATER
My Commission Expires
August 25, 2009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	TAX PARCEL NUMBERS
Stephanie Reece	New Owner	150-08-0 044.00
(NAME)	(NAME)	
3505 Daisy Trail		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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, Inc., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Stephanie Reece,

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:

BEING Lot No. 327, on the Plan of the Country, Section 7-B, of record in Plat Book 6250, Page 505, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Countrywide Home Loans, Inc. by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated 03/30/2006, recorded 04/10/2006, of record in Instrument No. 20060410-0041209, 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 ☒ property, known as 3505 Daisy Trail Antioch 37013
improved
(House Number, (Street) (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 Stephanie Reece, and his/her/their assigns, forever.

Said Countrywide Home Loans, Inc.., 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, Inc.., has executed this deed this 31st of May, 2006.

Countrywide Home Loans, Inc.

By Leslie Johnson, Assistant Secretary

STATE OF Texas

COUNTY OF Collin

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

Witness my hand and official seal this 31st of May, 2006

Commission expires:

Leslie Slater
Notary Public

LESLIE SLATER
My Commission Expires
August 25, 2009

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT1257