SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/21/06 13:51 2 pgs
Fees:13.00 Taxes:277.13

20060621-0074232

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

RT-0640

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Equity Holdings	Tennessee Equity Holdings	082-08-0 238.00
(NAME) 720 Hart Ave.	(NAME) 1305 8th Ave .So.	
(ADDRESS) Nashville TN 37206	(ADDRESS) Nashville, TN 37203	
(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 National Trust Company SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Tennessee Equity Holdings,

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. 25 on the Map of J.W. McFerrin's 6-1/4 Acre Tract of record in Book 57, Page 129, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Deutsche Bank National Trust Company by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated January 5, 2006, recorded January 25, 2006, of record in Instrument No. 20060125-0009662, 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 720 Hart Ave., 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 Tennessee Equity Holdings and his/her/their assigns, forever.

Said Deutsche Bank National Trust Company, 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 National Trust Company, has executed this deed this 30th day of May, 2006.

Deutsche Bank National Trust Company by
Countrywide Home Loans Inc., as Attorney in Fact
Servicer

By: _____
Kelly McMillin/Assistant Secretary

COUNTRYWIDE HOME LOANS, INC.
MAY 22 2006
CORPORATE SEAL

LM

STATE OF CALIFORNIA
COUNTY OF VENTURA

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kelly McMillin, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans, INC., as Servicer, the Attorney in Fact of said Deutsche Bank National Trust Company, the within named bargainor, and that he/she as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20060331-0036919of record in Register's Office for DAVIDSON County, Tennessee.

Witness my hand and Notarial Seal this 30th day of May, 2006

Notary Public Tania Arias

My Commission Expires: 09/22/06

TANIA ARIAS
Commission # 1376085
Notary Public - California
Ventura County
My Comm. Expires Sep 22, 2006

RETURN TO:

Resource Title Agency of Tennessee

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