RT-0424

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/06 10:44 2 pgs
Fees:13.00 Taxes:270.10
20060622-0074568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

RT-0424

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Williams	Philip Williams	052-04-0 046.00
(NAME) 1060 Mallow Drive	(NAME) 1004 Treasure Reef	
(ADDRESS) Madison TN 37115	(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, Bank of New York as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Philip Williams and Janisca Rodriguez,

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. 43 on the Plan of Section 1 Revised Arrowhead Estates, of record in Book 4955, Page27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.:

Being the same property conveyed to Bank Of New York as Trustee by Successor trustee's Deed, dated December 1, 2005, of record in Instrument No. 20051209-0148322, said 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 1060 Mallow Drive, 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 Philip Williams and Janisca Rodriguez and his/her/their assigns, forever.

Said Bank of New York as Trustee, 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 Bank of New York as Trustee, has executed this deed this 2nd day of June, 2006.

Bank of New York as Trustee by Countrywide Home Loans Inc., as Attorney in Fact

By: _____

Jim Stanton, Asst. Secretary

COUNTRYWIDE HOME LOANS, INC. CORPORATE SEAL NEW YORK

STATE OF TEXAS
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jim Stanton, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Secretary of Countrywide Home Loans, Inc., the Attorney in Fact of said Bank of New York as Trustee, the within named bargainor, and that he/she as such Asst. 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 20060420-0045466 of record in Register's Office for DAVIDSON County, Tennessee.

Witness my hand and Notarial Seal this 2nd day of June, 2006

Notary Public, Leslie Slater

My Commission Expires: 08/25/2009

LESLIE SLATER
My Commission Expires
August 25, 2009

RETURN TO:

Resource Title Agency of Tennessee