SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/06 15:23 2 pgs
Fees:13.00 Taxes:174.41

20060707-0081979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,13[illegible].00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY K LEPINE
My Commission Expires
May 26, 2010

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of TN. LLC 3931B Gallatin Pike Nashville, TN 3[illegible]

rt-0220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milton M. Pirtle	Same	091-08-0-109.00
(NAME)	(NAME)	
1014 42nd Ave. North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 Milton M. Pirtle,
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 all of Lot 88 on the Plan of Map of L.H. Davis Subdivision of Lot No. 41 Clifton Plan, of record in Plat Book 57, Page 100 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being that same property conveyed to Countrywide Home Loans, Inc. by Substitute Trustees Deed dated October 13, 2005 and of record at Instrument # 20051019-0125806, said Register's Office.

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 1014 42nd Avenue North, Nashville, TN 37209
(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 Milton M. Pirtle 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 14th day of June, 2006.

Countrywide Home Loans, Inc.

By:
Jim Stanton, Asst. Secretary

ONE LOUDON COUNTY, TENNESSEE 1969

Kml

STATE OF TEXAS
COUNTY OF COLLIN

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

Witness my hand and Notarial Seal this 14th day of June, 2006

Mary K Lepine
Notary Public

My Commission Expires: 5/25/10

MARY K LEPINE
My Commission Expires
May 25, 2010

RETURN TO:

Resource Title Agency of TN. LLC

Karl