SPECIAL WARRANTY DEED

Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
606062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: May 24, 2008

(AFFIX SEAL)

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

rt-0443

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenny Williford	Jenny Williford	148-12-0-170.00
(NAME)	(NAME)	
120 Dowdy Court	120 Dowdy Court	
(ADDRESS)	(ADDRESS)	
Antioch , TN 37013	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, Centex Home Equity Company LLC SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jenny Williford, married 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. 85 on the Plan of Section 11, Hazelwood, of record in Book 4300, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being all of the same property conveyed to Centex Home Equity Company LLC by Substitute Trustee's Deed dated January 13, 2006of record in Instrument 20060208-0015380, Register's Office 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 120 Dowdy Court, Antioch, TN 37013

(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 Jenny Williford 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.

Centex Home Equity Company LLC

By:

Davidson County DEEDWARR
Recvd: 07/13/06 09:55 2 pgs
Fees:13.00 Taxes:318.20

20060713-0084377

STATE OF TEXAS

COUNTY OF DENTON

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

Witness my hand and official seal this 12th day of June, 2006.

Commission expires:

Lindsey Balch
Notary Public

LINDSEY BALCH
Notary Public, State of Texas
My Commission Expires
January 23, 2008

RETURN TO:

Resource Title Agency of Tennessee