SPECIAL WARRANTY DEED

FRANCINE B. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires MAY 30, 20[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$90,000.00~~ 95,875

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF ~~MAY~~ July, 2006

Francine B. Johnson
Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

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

RT 1143

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany King	SAME AS NEW OWNER	059-10-0 109.00
(NAME)	(NAME)	
4057 Buena Vista Pike		
(ADDRESS)	(ADDRESS)	
Nashville TN 37218		
(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, WM Specialty Mortgage, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Tiffany King, AN UNMARRIED WOMAN

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. 32 on the Plan of Haynes Estates, Section 1, as of record in Book 3700, Page 127, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to WM Specialty Mortgage, LLC by Trustee's Deed from Leslie Garrett, Co-Trustee, dated 03/14/2006, recorded 03/17/2006, of record in Instrument No. 20060317-0030840, 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 4057 Buena Vista Pike Nashville 37218
(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 Tiffany King, and his/her/their assigns, forever.

Said WM Specialty Mortgage, 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.

RESOURCE TITLE AGENGY OF TN, LLC
3931-B GALLATIN PIKE
NASHVILLE, TN 37216

Davidson County DEEDWARR
Recvd: 07/17/06 14:17 2 pgs
Fees:13.00 Taxes:354.74

20060717-0085780

X-1

IN WITNESS WHEREOF, the said Wm Specialty Mortgage, LLC., has executed this deed this 30th day of May, 2006

Wm Specialty Mortgage, LLC by Countrywide Home Loans Inc., as Attorney in Fact

By Silvia Trujillo/Assistant Secretary

STATE OF CALIFORNIA

COUNTY OF VENTURA

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Silvia Trujillo, 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 the Attorney in Fact of said Wm Specialty Mortgage, LLC., 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 20031222-0181495 of record in Register's Office for Davidson County, Tennessee.

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

Tania Arias Notary Public

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
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT1143

LM