SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/24/06 11:10 2 pgs
Fees:13.00 Taxes:291.93

20060824-0104442

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,900.00

Affiant / Evelyn Waithaka

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July, 2006

Notary Public / Leslie Johnson

MY COMMISSION EXPIRES: 3/2/2010
(AFFIX SEAL)

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

RT0684

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Kagan	Mike Kagan	059-05-0 240.00
(NAME)	(NAME)	
3013 Sunnyview Court	2239 Townsgate Rd	
(ADDRESS)	(ADDRESS) #205	
Nashville TN 37218	Westlake Village CA 91361	
(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 for the Certificate Holders of CWABS 2004-07, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Mike Kagan, 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 COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, Page 85, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bank of New York as Trustee for the Certificate Holders of CWABS 2004-07, by Trustee's Deed from Leslie Garrett, as Co-Trustee dated January 20, 2006 and recorded January 25, 2006 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 ☒ property, known as 3013 Sunnyview Court Nashville 37218
improved

(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 Mike Kagan, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificate Holders of CWABS 2004-07., 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.

NOTARY PUBLIC
LESLIE JOHNSON
My Commission Expires
March 2, 2010

IN WITNESS WHEREOF, the said Bank of New York as Trustee for the Certificate Holders of CWABS 2004-07., has executed this deed this 24th day of July, 2006

Bank of New York as Trustee for the Certificate Holders of CWABS 2004-07 by Countrywide Home Loans Inc. as Attorney in Fact

By / Evelyn Waithaka

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Evelyn Waithaka, 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., the Attorney in Fact of said Bank of New York as Trustee for the Certificate Holders of CWABS 2004-07., 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 Book —, Page — or in Instrument Number 20000118000575 2 of record in — Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 24th day of July, 2006

Leslie Johnson / Notary Public

My Commission expires: 3/2/2010

LESLIE JOHNSON
My Commission Expires
March 2, 2010

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT0684