SPECIAL WARRANTY DEED

MITZI DOLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires MAR. 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2006

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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

RT1679

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan E. Campbell and John A. Elliott	Susan Campbell and John Elliott	162-05-0-263.00
(NAME)	(NAME)	
324 Eulala Circle	1528 Puryear Place	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Brentwood TN 37027	
(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, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Susan E. Campbell and husband, John A. Elliott , 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. 140 on the Plan of Hickory Valley, Section 3, as of record in Plat Book 4460, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roslynn Sanders, an unmarried woman by Warranty Deed from Phillip e. Boeing and wife, Carol H. Boeing dated September 16, 2002 and recorded on September 25, 2002 in Instrument No. 20020925-0116812, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Bank of New York by Trustee's Deed from Arnold M. Weiss, Trustee, dated June 6, 2006, and recorded June 15, 2006, in Instrument No. 20060615-0071180, 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 324 Eulala Circle Nashville 37211
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 Susan E. Campbell and John A. Elliott, and his/her/their assigns, forever.

Said Bank of New York., 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.

Davidson County DEEDWARR
Recvd: 09/27/06 11:58 2 pg
Fees:13.00 Taxes:410.70

20060927-0119545

IN WITNESS WHEREOF, the said Bank of New York., has executed this deed this 23rd day of Augu[illegible] 200[illegible]

Bank of New York by Countrywide Hom[illegible] Loans, Inc., a[illegible]
Attorney in Fact

By Leslie Johnson, Assistant [illegible]

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared , Leslie Johnson 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., 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 20000118000 5752 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 23rd day of August, 2006

Jimmie Stanton
Notary Public

My Commission expires: 6/26/2010

JIMMIE STANTON
My Commission Expires
June 26, 2010

RETURN TO:

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

RT1679