SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/06 10:22 2 pgs
Fees:13.00 Taxes:407.00

20061115-0141733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant LESLIE SLATER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2006

Notary Public, CHAN MANY

MY COMMISSION EXPIRES 02/24/10

(AFFIX SEAL)

CHAN MANY
My Commission Expires
February 24, 2010

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

RT1680

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Lovell	David Lovell	
(NAME)	(NAME)	
8132 Bonnafair Drive	P. O. Box 8012	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Hermitage TN 37076	
(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 David Lovell, 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:

Being Lot No. 7, on the Plan of Hermitage Hills, Section Twelve, of record in Plat Book 4675, Page 113, and as revised in Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Countrywide Home Loans, Inc., by Trustee's Deed from Leslie Garrett, Co-Trustee, dated May 3, 2006, and recorded May 11, 2005, in Instrument No. 20060511-0055161, 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 8132 Bonnafair Drive Hermitage 37076
(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 David Lovell, 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 November 6, 2006

Countrywide Home Loans, Inc.

By LESLIE SLATER, ASSIT. SECRETARY

JIMMIE STANTON, ASSIT. SECRETARY

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared LESLIE SLATER, ASSIT. SECRETARY, 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. Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this November 6, 2006

Commission expires: 02/24/10

CHAN MANY Notary Public

CHAN MANY
My Commission Expires
February 24, 2010

RETURN TO:

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

RT1680