SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 2006

Notary Public

MY COMMISSION EXPIRES: 1-22-09
(AFFIX SEAL)

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

RT1678

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toni P. Ruppert & Marie D. Beerman,	Toni Ruppert & Marie Beerman	042 15007 9.00
(NAME)	(NAME)	
313 East Marthona Road	3528 Hogsett Ford Rd.	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	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, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Toni P. Ruppert _____ & Marie D. Beerman, tenants in common

, 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 Land in Davidson County, Tennessee, being Lots No. 53 and 56 both inclusive of Blk "A" on the Map of Marthonna, a Subdivision of the Cumberland Development Company of the Ezell Farm, not of record and described according to a copy of survey thereof made December 1937, by J.A. Mefford, Surveyor as follows:

Beginning at a point in the easterly margin of Marthonna Road (formerly Ezell Road) East 1229.9 feet south of the southerly margin of Marthonna Road being the common corner of Lots Nos. 52 & 53 thence with the line between said lots easterly 420.4 feet to a point; thence South 1 deg. 52' West 100 feet to a point at the common corner of Lots Nos 56 & 57; thence with the line between said lots westerly 421.9 feet to the easterly margin of Marthonna Road; thence with the margin of the same North 2 deg. 58' East 100 feet to the point of beginning.

Being the same property conveyed to Countrywide Home Loans by Trustee's Deed from Susan R. Limor, trustee, dated July 19, 2004, and recorded September 16, 2004, in Instrument No. 20040916-0111869, 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 313 East Marthona Road Madison 37115
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 Toni P. Ruppert & Marie D. Beerman, tenants in common, and his/her/their assigns, forever.

Said Countrywide Home Loans., 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: 01/05/07 10:44 2 pgs
Fees:13.00 Taxes:367.41
20070105-0002177

IN WITNESS WHEREOF, the said Countrywide Home Loans Inc., has executed this deed this December 7, 2006

Countrywide Home Loans Inc.

By Mary Lepine, Asst. Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mary Lepine, 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 December 7, 2006

Commission expires:

Notary Public

LESLIE JOHNSON
My Commission Expires
March 2, 2010

RETURN TO:

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

RT1678