SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2007

Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/27/07 13:20 2 pgs
Fees:13.00 Taxes:758.13
20070227-0024206

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

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

RT2615

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen G McNeely and Joseph A. Barnes	Countrywide Home Loans	173-04-0-A-099.00CO
(NAME) 401 Barkley Court	(NAME) MS SV-79 Document Processing	
(ADDRESS)	(ADDRESS) P.O. BOX 10423	Loan # 00015912/10702007
Antioch TN 37013 (CITY) (STATE) (ZIP)	Van Nuys CA 91410-0423 (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, Household Financial Center, Inc., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Karen G McNeely, an unmarried woman and Joseph A. Barnes, an unmarried man, as joint tenants with the right of survivorship 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. 99 on the Plan of Oak Highlands Subdivision, Phase I of record in Plat book 6900, Pages 432, 433, 434 and 435, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eugene Reyna and wife, Alison B Reyna By Warranty Deed from Audie Eugene Newton, dated December 29, 2004, recorded January 11, 2005 of record in Instrument No. 20050111-0003999, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed dated August 17, 2006 and recorded on August 27, 2006 in Instrument No. 20060927-0119712, 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 401 Barkley Court Antioch 37013
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 Karen G McNeely and Joseph A. Barnes, and his/her/their assigns, forever.

Said Household Financial Center, 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 Household Financial Center, Inc.., has executed this deed this February 14, 2007

Household Financial Center, Inc.

By Dana M. Hoppus
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dana M. Hoppus Asst. Vice President, 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 A.V.P respectively of the Household Financial Center, Inc.., the within named bargainor, a corporation, and that he/she as such A.V.P, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this February 14, 2007

Commission expires:

E. P. ROMAN
COMM. #1447374
Notary Public - California
Los Angeles County
My Comm Expires Oct. 26, 2007

Notary Public

RETURN TO:

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

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