Davidson County DEEDWARR
Recvd: 09/14/07 12:15 2 pgs
Fees:13.00 Taxes:309.01

20070914-0110351

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,317.00

Affiant: Jennifer Haggerty

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF September, 2007

Notary Public: Toni Gary

MY COMMISSION EXPIRES
(AFFIX SEAL)

TONI L. GARY
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires
January 30, 2011

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

RT3450

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kathy Hannah	KATHY HANNAH AND	042-12-0 088.00
(NAME)	(NAME)	
1504 Heritage Veiw Blvd	STEVE HANNAH	
(ADDRESS)	(ADDRESS)	
	104 RIVA RIDGE	
Madison TN 37115	HENDERSONVILLE, TN 37075	
(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 certificateholders of CWABS 2003-05, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Kathy Hannah, AND STEVE HANNAH HUSBAND AND WIFE 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:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Plan of Heritage View Subdivision, Section One, as of record in Plat Book 6900, Page 772, 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 Jessica Luster by Warranty Deed from Royalty Properties, LLC, dated August 20, 2003 and recorded August 26, 2003 in Instrument Number 20030826-0123561, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank of New York as trustee for the certificateholders of CWABS 2003-05, from Philip M. Kleinsmith, Trustee by Successor Trustee's Deed dated April 3, 2007 and recorded on May 4, 2007 at Instrument No. 20070504-0053799, 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 1504 Heritage Veiw Blvd Madison 37115
(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 Kathy Hannah, and his/her/their assigns, forever.

Said Bank of New York as trustee for the certificateholders of CWABS 2003-05,, 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 Bank of New York as trustee for the certificateholders of CWABS 2003-05., has executed this deed this 30th day of August, 2007

Bank of New York as trustee for the certificateholders of CWABS 2003-05, BY Countrywide Home Loans, Inc., as Attorney in Fact

By: Jennifer Haggerty, Asst Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jennifer Haggerty, 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., as the Attorney in Fact of said Bank of New York as trustee for the certificateholders of CWABS 2003-05., 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 20070625-0075660 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 30th day of August, 2007

Toni Gary — Notary Public

My Commission expires: 01/31/2011

NOTARY PUBLIC STATE OF TEXAS
TONI L. GARY
My Commission Expires
January 30, 2011

RETURN TO:

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

RT3450