SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2007

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee, 3031 Franklin Pike, Suite B Nashville, TN 37216

RT3859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leah Michelle Harrell	Countrywide Home Loans	108-12-0-A-005.00-CO
(NAME)	(NAME)	
1327 Quail Valley Rd	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
	Calabasas, CA 91302	
Nashville TN 37214		
(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, American General Financial Services, Inc., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Leah Michelle Harrell,

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 5, Lot No. 50 in Horizontal Property Regime as shown on the condominium site plan Section 4, Phase VII, Quail Valley, as of record in Plat Book 5200, Page 522 and 523, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Robert L. Barham, unmarried by Warranty Deed from Gail Campbell Victory, unmarried dated July 8, 1994 and recorded on July 11, 1994 in Book 9403, Page 329, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to American General Financial Services, Inc. by Substitute Trustee's Deed from Kevin J. Jones, Substitute Trustee dated March 6, 2007 and recorded on March 6, 2007 in Instrument No. 20070306-0027615, said Register's Office.

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 1327 Quail Valley Rd Nashville 37214
(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 Leah Michelle Harrell, and his/her/their assigns, forever.

Said American General Financial Services, 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.

Davidson County DEEDWARR
Recvd: 09/26/07 15:23 2 pgs
Fees:13.00 Taxes:307.10

20070926-0114976

IN WITNESS WHEREOF, the said American General Financial Services, Inc.., has executed this deed this September 20, 2007

American General Financial Services, Inc.

By Thomas J Crance
Asst Vice Pres.

Beverly J Kuster

STATE OF INDIANA

COUNTY OF VANDERBURGH

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas J Crance, 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 Vice President respectiyely of the American General Finaincial Services, Inc.,, the within named bargainor, a corporation, and that he/~~she~~ as such Asst Vice Pres. being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this September 20, 2007

Commission expires: 3-31-12

Deborah L Goff
Notary Public

DEBORAH L. GOFF
Resident of Vanderburgh County, IN
Commission Expires: March 31, 2012

RETURN TO:

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

RT3859