Bk 29

SPECIAL WARRANTY DEED

OLLIE MAE PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2007

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

3931 Gallatin Pike, Suite B Nashville, TN 37216615-782-8115

RT3930

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn German	Countrywide Home Loans	073-03-0 080.00
(NAME)	(NAME)	
2506 Timwood Dr	1199 N. Fairfax St., #500	
(ADDRESS)	(ADDRESS)	
	Alexandria, VA 22314	
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, Bank of New York, as Trustee for the Certificateholders of CWABS Series 2004-SD2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Carolyn German,

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. 22 on the plan of Sutherland Heights, Section 1, as of record in Plat Book 2330, Page 127, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Previously conveyed to Jimmie Darrell Thornbery, and Gloria J. Toth by Warranty Deed from George C. Bouldin and Wife, Connie A. Bouldin dated June 30, 2003 and recorded August 18, 2003 in Instrument Number 20030818-0119458, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Bank of New York, as Trustee for the Certificateholders of CWABS Series 2004-SD2 by Trustee's Deed from Billy Glass as Co-Trustee dated June 6, 2007 and recorded June 13, 2007 in Instrument Number 20070613-0070647, 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 2506 Timwood Dr 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 Carolyn German, and his/her/their assigns, forever.

Said Bank of New York, as Trustee for the Certificateholders of CWABS Series 2004-SD2., 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: 11/02/07 15:54 2 pgs
Fees:13.00 Taxes:466.20

20071102-0129784

IN WITNESS WHEREOF, the said Bank of New York, as Trustee for the Certificateholders of CWABS Series 2004-SD2., has executed this deed this 18th day of October, 2007

Bank of New York, as Trustee for the Certificateholders of CWABS Series 2004-SD2, BY Countrywide Home Loans, Inc., as Attorney in Fact

By Tsedale Alemu, Assistant Secretary

Witness

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Asst. Secretary, 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., the Attorney in Fact of said Bank of New York, as Trustee for the Certificateholders of CWABS Series 2004-SD2., 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 20000118-0005752 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 18th day of October, 2007

Notary Public

My Commission expires:

CHAN MANY
My Commission Expires
February 24, 2010

~~RETURN TO:~~

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

RT3930