Davidson County DEEDWARR
Recvd: 01/18/08 11:19 2 pgs
Fees:13.00 Taxes:214.60

20080118-0005902

SPECIAL WARRANTY DEED

ELAINE EVERS-MEYER
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 $58,000.00

Karen L. Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF January, ~~2007~~ 2008

Elaine Evers-Meyer
Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3611 Gallatin Pike, Suite B, Nashville, TN 37216, 615-782-8115

RT3990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy S Jones (NAME)	Roy S Jones (NAME)	162-16-0-094.00
5417 Hickory Park Drive (ADDRESS)	3641 Trousdale Dr (ADDRESS)	
Antioch (CITY) TN (STATE) 37013 (ZIP)	Nashville (CITY) TN (STATE) 37204 (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, Inc., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Roy S Jones, & Cynthia Lynn Jones Husband and Wife Tenants by the Entirety 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. 35-B on the Plan of Hickory Park Villas, Section Two, Zone Lot Division Lots 32 through 40 as of record in Book 6250, Page 598, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip G. Yates, unmarried by Warranty Deed from Barry Zeitlin and wife, Linda Zeitlin, dated November 12, 2004 and recorded on November 22, 2004 in Instrument No. 20041122-0139657, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Federal National Mortgage Association by Trustee's Deed from Crystanna Duffy as Co-Trustee dated May 2, 2007, recorded May 9, 2007 in Instrument No. 20070509-0055523 and re-recorded on May 29, 2007 in Instrument No. 20070529-0063555, said Register's Office. And;

Being the same property conveyed to Countrywide Home Loans, Inc. by Quit Claim Deed from Federal National Mortgage Association, dated August 20, 2007, recorded December 12, 2007 in Instrument No. 20071212-0143143, Register's Office. 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 5417 Hickory Park Drive (House Number, (Street)) Antioch (City or Town) 37013 (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 Roy S Jones, and his/her/their assigns, forever.

Said Countrywide Home Loans, 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 Countrywide Home Loans, Inc.., has executed this deed this September 11, 2007

Countrywide Home Loans, Inc.

By Eric Jordan/Assistant Secretary

Witness

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eric Jordan, Asst. Sec., 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. Sec., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this September 11, 2007

Commission expires:

Notary Public

NEONESHIA DANIELLE STOVALL
My Commission Expires
February 14, 2011

RETURN TO:

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

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