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21166-3

BOX 14-A

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/08 09:16 2 pgs
Fees:13.00 Taxes:814.00

20080220-0016393

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2007

Notary Public

MY COMMISSION EXPIRES: 10/17/09
(AFFIX SEAL)

JENNA WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee
3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT3871

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine M Mikrut and Edward S Mikrut	Countrywide Bank, FSB	114-07-0-B-170.00CO
(NAME)	(NAME)	
1729 Haleys Hope Court	P. O. Box 660694	
(ADDRESS)	(ADDRESS)	
	Dallas, TX 75266-0694	
Nashville TN 37209		
(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, Countrywide Home Loans, Inc., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Christine M Mikrut and Edward S Mikrut,

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 being Lot No. 38 on the Plan of Section Seven, Addition to Westchase of record as Instrument No. 20051202-0144886, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey Scott Albert, unmarried by Special Warranty Deed from NVR Inc., a Virginia corporation T/A Fox Ridge Homes dated July 19, 2006 and recorded on July 25, 2006 in Instrument No. 20060725-0089552, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Countrywide Home Loans, Inc by Trustee's Deed from Billy Glass as Co-Trustee dated May 30, 2007 and recorded on June 12, 2007 in Instrument No. 20070612-0070120, 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 1729 Haleys Hope Court Nashville 37209
(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 Christine M Mikrut and Edward S Mikrut, 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 January 29, 2008

Countrywide Home Loans, Inc.

Dawn Eddings

By Dawn Eddings / Assistant Secretary

STATE OF California

COUNTY OF Ventura

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dawn Eddings, 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 Assistant Secretary respectively of the Countrywide, the within named bargainor, a corporation, and that he/she as such Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this January 29, 2008

Commission expires:
October 1, 2011

Jennifer Perry
Notary Public

JENNIFER PERRY
Commission # 1771284
Notary Public - California
Ventura County
My Comm. Expires Oct 1, 2011

RETURN TO:

Resource Title Agency of Tennessee
3991 Gallatin Pike, Suite B
Nashville, TN 37216

RT3871