Davidson County DEEDWARR
Recvd: 04/21/08 09:48 2 pgs
Fees:13.00 Taxes:262.70
20080421-0040104

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Paula Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2008

Elaine Eversmeyer
Notary Public

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

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

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

RT5912

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marietta Sogomonova (NAME)	(NAME)	162-09-0-A 71.00 CO
5510 Country Drive Apartment 71 (ADDRESS)	808 Billingsgate Court (ADDRESS)	loan # 1913051117
Nashville (CITY) TN (STATE) 37211 (ZIP)	Antioch (CITY) TN (STATE) 37013 (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, The Bank of New york, as Trustee for the benefit of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Marietta Sogomonova, unmarried

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:

Townhouse No. 71, Building No. 10, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, Register's Office for said County, to which reference is here made, and held under the provisions of a Master Deed establishing a Horizontal Property Regime, of record in Book 4659, Page 32, said Register's Office.

Being the same property conveyed to Jessica A. Lester, unmarried, by Warranty Deed from Donna A. Trotter, unmarried, dated August 29, 2001 and recorded September 5, 2001 in Instrument Number 20010905-0096345, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Sonya Williams, an unmarried woman, by Warranty Deed from Jessica Alice Moore, married, dated January 2, 2007 and recorded January 11, 2007 in Instrument Number 200701110004583, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York, as Trustee for the benefit of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1 by Successor Trustee's Deed from Everett L. Hixson, Jr., Successor Trustee, dated 9/27/07, and recorded 4/21/08, of record in Instrument No. 20080421 0040103 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 5510 Country Drive Apartment 71 Nashville 37211
(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 Marietta Sogomonova, and his/her/their assigns, forever.

Said The Bank of New york, as Trustee for the benefit of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1., 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 The Bank of New york, as Trustee for the benefit of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1., has executed this deed this 1st day of April, 2008

The Bank of New york, as Trustee for the benefit of the
CWABS, Inc., Asset-Backed Certificates, Series 2007-1 by
Countrywide Home Loans Inc., as Attorney in Fact */* *Servicing LP

By Cindy Ton, Assistant 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 Cindy Ton, Assistant Secretary, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans Inc., the Attorney in Fact of said The Bank of New york, as Trustee for the benefit of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1., the within named bargainor, and that he/she as such Assistant 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 20071105-0129854 of record in Register's Office for Davidson County, Tennessee.

*Servicing LP

Witness my hand and Notarial Seal this 1st day of April, 2008

Notary Public

My Commission expires: _____

JANICE M JONES
My Commission Expires
May 9, 2011

RETURN TO:

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

RT5912