SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE 2008 Notary Public MY COMMISSION EXPIRES: 7-24-2010 (AFFIX SEAL)

KAREN COLBERT 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

RT6253

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MARK A. HAYES	**NEW OWNER**	090-08-0 076.00
(NAME)	(NAME)	
73 WHITE BRIDGE RD #135	**STE.103**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
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., *** MARK A. HAYES AND WIFE, DAWN M. HAYES**

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO * 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. 66 on the Plan of West Nashville Annex, of record in Book 332, Page 24 (erroneously referenced as Book 322, Page 24 in prior deeds), Register's Office for said county to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Teresa Ann Phillips by Warranty Deed from Ronnie Lampley and wife, Debra A. Lampley dated October 30, 1996 and recorded November 4, 1996 in Book 10247, Page 797, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Teresa Ann Phillips by Quitclaim Deed from James E. Phillips dated February 15, 1999 and recorded February 24, 1999 in Book 11352, Page 501, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Countrywide Home Loans, Inc. by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated March 4, 2008 and recorded March 10, 2008 in Instrument Number 20080310-0024108, 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 616 Annex Avenue 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 Mark Hayes, 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.

Davidson County DEEDWARR
Recvd: 07/03/08 14:50 2 pgs
Fees:13.00 Taxes:185.00

20080703-0069196

IN WITNESS WHEREOF, the said Countrywide Home Loans, Inc., has executed this deed this June 25, 2008

Countrywide Home Loans, Inc.

By
Jerome Devadoss, Assistant Secretary

Melissa Listhrop, Assistant Secreary

STATE OF TEXAS

COUNTY OF COLLIN

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

Witness my hand and official seal this June 25, 2008

Commission expires:

Notary Public

WALID M MOUNEIMNE
My Commission Expires
September 21, 2011

RETURN TO:

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

RT6253