SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/08 11:18 2 pg
Fees:13.00 Taxes:255.30

20080718-0073821

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2008

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PENNIE CLAYTON
My Commission Expires
February 29, 2012

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

RT6244

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark L. Curtis	MARK L. CURTIS	090080128
(NAME)	(NAME)	
632 James Avenue	7540 OAKHAVEN TRACE	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	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 Mark L. Curtis, MARRIED

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 on the Plan of Gailey Wood Subdivision, Section III, of Record in Plat Book 3196, Page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Wayne Bryson, by Deed from Charles M. Brown and Brenda F. Brown, dated September, 29, 1999 and recorded in Book 11681, Page 916, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Countrywide Home Loans, Inc. by Trustee's Deed from Billy Glass, Co-Trustee, dated March 5, 2008, recorded March 14, 2008, of record in Instrument No. 20080314-0026213, 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 632 James 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 L. Curtis, 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 June 30, 2008

Countrywide Home Loans, Inc.

By Cindy Ton, Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cindy Ton, Assistant 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 Secretary 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 30, 2008

Notary Public

My Commission Expires:

PENNIE CLAYTON
My Commission Expires
February 29, 2012

RETURN TO:

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

RT6244