Davidson County DEEDWARR
Recvd: 10/03/08 11:08 2 pgs
Fees:13.00 Taxes:236.80

20081003-0100731

SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
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 $64,000.00

Sharon R. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 2008

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

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

RT6737

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D Bader	Richard D. Bader	025-03-0 0021.00/
(NAME)	(NAME)	
425 Moncrief Avenue	116 Hillside Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	Hendersonville, TN 37075	
(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, Bank of New York as Trustee for the Certificateholders of CWABS 04-AB2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Richard D Bader,

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 the easterly part of Lot No. 46 on the revised map of Moncrief Subdivision of northerly part of the Allen Mathes land, Goodlettsville, Tennessee, not of record, described according to a survey by Campbell Surveying, dated August 26, 1989, as follows:

Beginning on the westerly margin of Moncrief Avenue at the southeast corner of the property conveyed to Ralph S. Walters, et ux, by deed of record in Book 7054, Page 103, Register's Office for Davidson County, Tennessee, being the corner of Lot Nos. 45 and 46; thence with the line between said two lots north 61 deg. west 398 feet; thence south 1 deg. east 126.4 feet to the line between Lot Nos. 46 and 47; thence with the line between said two lots south 61 deg. east 325 feet to the westerly margin of Moncrief Avenue; thence with said avenue, north 24 deg. east 100 feet to the beginning.

Being the same property conveyed to Natasha L. Clem and L. Sean Clem, wife and husband, by Warranty Deed from Leslie Stanna Ray, an unmarried person, and Steven Thomas Horton, an unmarried person, as joint tenants with right of survivorship, dated October 20, 2004 and recorded October 22, 2004 in Instrument Number 20041022-0127168, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders of CWABS 04-AB2 by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated April 9, 2008 and recorded April 14, 2008 in Instrument Number 20080414-0037494, 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	425 Moncrief Avenue		Goodlettsville	37072
		(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 Richard D Bader, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificateholders of CWABS 04-AB2., 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 Bank of New York as Trustee for the Certificateholders of CWABS 04-AB2., has executed this deed this 24th day of September, 2008

Bank of New York as Trustee for the Certificateholders of CWABS 04-AB2 by Countrywide Home Loans Servicing, LP, Attorney in Fact

By Cory Klapperich, Assistant Secretary

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Cory Klapperich, Asst. 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 Servicing, LP, the Attorney in Fact of said Bank of New York as Trustee for the Certificateholders of CWABS 04-AB2., 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 20080611-0059924 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 24th day of September, 2008

Rebecca Houser
Notary Public

My Commission expires: 03/23/2012

REBECCA HOUSER
Notary Public - Arizona
Maricopa County
My Comm. Expires Mar 23, 2012

RETURN TO:

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

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