SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/08 09:12 2 pg:
Fees:13.00 Taxes:314.50

20081010-0102682

STATE OF TENNESSEE
COUNTY OF Davidson

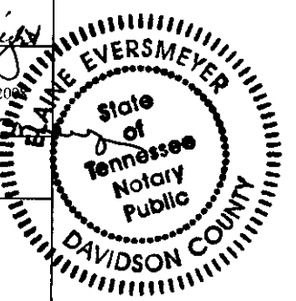
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Sharon L. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 2008

Notary Public

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



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

RT7263

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Blunkall	James Blunkall	086-13-0-013.00/
(NAME)	(NAME)	
3363 Lakeside Place	1103 Gleaves Glen Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Mt. Juliet TN 37122	
(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. for the Benefit of Riggs Bank, National Association, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO James Blunkall, 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. 55B on the Zone Lot of 55, Lakeside Woods Estate, Section 2 of record in Plat Book 6900, Page 350, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Sally Isaacson, by Warranty Deed from David A. Vowell, dated September 3, 2003, recorded October 1, 2003, of record in Instrument Number 20031001-0145060, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Countrywide Home Loans Inc. for the Benefit of Riggs Bank, National Association, by Substitute Trustee's Deed from Recontrust Company, as Substitute Trustee, dated May 20, 2008, recorded May 27, 2008, of record in Instrumant Number 20080527-0053414, 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 3363 Lakeside Place Hermitage 37076
(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 James Blunkall, and his/her/their assigns, forever.

Said Countrywide Home Loans Inc. for the Benefit of Riggs Bank, National Association., 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. for the Benefit of Riggs Bank, National Association., has executed this deed this 29th day of September, 2008

Countrywide Home Loans Inc. for the Benefit of Riggs Bank, National Association

By Veronica Casillas, Assistant Secretary

Laura Iniguez, Assistant Secretary

STATE OF California

COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Veronica Casillas, 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. for the Benefit of Riggs Bank, National Association., 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

Witness my hand and Notarial Seal this 29th day of September, 2008

My Commission expires 12/14/2011

DeAnn Graham
Notary Public

DEANN GRAHAM
Commission # 1785099
Notary Public - California
Ventura County
My Comm. Expires Dec 14, 2011

RETURN TO:

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

RT7263