# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/08 14:41 2 pgs
Fees:13.00 Taxes:296.00

20081024-0106731

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Hillary Torrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 2008

Amy Crowe
Notary Public

MY COMMISSION EXPIRES: 7-21-10
(AFFIX SEAL)

AMY CROWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

RT6229

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard Mueller | Florida Capital Bank Mortg. | 051-06-0 054.00 / |
| (NAME) 703 A & B Old Due West Avenue | (NAME) 4815 Executive Park Ct, Ste. 103 | |
| (ADDRESS) | (ADDRESS) Jacksonville, FL 32216 | |
| Madison TN 37115 (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 CWALT 2005-38, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Richard Mueller,

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. 4, Due West Subdivision, of record in Plat Book 5200, page 37, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to George Anthony Tarver by Warranty Deed from Ronald J. Barzyk and wife, Nancy C. Barzyk dated April 11, 2000 and recorded April 13, 2000 in Instrument Number 200004130037452, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to George Anthony Tarver and wife, Jenevieve Cardona Tarver by Quitclaim Deed from George Anthony Tarver dated May 16, 2000 and recorded May 17, 2000 in Instrument Number 200005170049405, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders of CWALT 2005-38 by Substitute Trustee's Deed from Recontrust Company, Substitute Trustee, dated March 4, 2008 and recorded April 8, 2008 in Instrument Number 20080408-0035386, 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 703 A & B Old Due West Avenue Madison 37115
(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 Mueller, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificateholders of CWALT 2005-38., 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 CWALT 2005-38., has executed this deed this 10th day of September, 2008

Bank of New York as Trustee for the Certificateholders of CWALT 2005-38 by Countrywide Home Loans Servicing, LP, Attorney in Fact

By Valinda Pickens, Asst. Secretary

Barbara Durham, Witness

COUNTRYWIDE HOME LOANS SERVICING LP ORGANIZED SEAL FEB. 26, 2000 TEXAS

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Valinda Pickens, 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 CWALT 2005-38, 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 20080402-0032841 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 10th day of September, 2008

Notary Public

My Commission expires: _____

NOTARY PUBLIC STATE OF TEXAS

RAQUEL BLACK
My Commission Expires
June 29, 2011

**RETURN TO:**

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

**RT6229**