SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/08 10:05 2 pgs
Fees:13.00 Taxes:255.30

20081210-0119067

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF COLLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 07-15-2012

LIZETH GARCIA
My Commission Expires
July 15, 2012

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

RT4853

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Appleton	Charles Appleton	147-16-0 046.00 /
(NAME)	(NAME)	
4903 Raywood	900 S Wickshire Way	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Brentwood TN 37027	
(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 Certificate Holders CWALT, Inc. Alternative Loan Trust 2005-49CB, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Charles Appleton, A MARRIED PERSON 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. 353 (erroneously shown as Lot 33 on Deed of record in Book 7995, Page 36), on the Plan of Fairlane Park, Section III, of record in Plat Book 2331, Page 145 and 146, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee, by Quitclaim Deed from Dale Garver, unmarried, dated January 18, 2006 and recorded in January 19, 2006 in Instrument Number 20060119-0007502, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Bank of New York as trustee for the Certificate Holders CWALT, Inc. Alternative Loan Trust 2005-49CB by Trustee's Deed from Billy Glass as Co-Trustee dated October 10, 2007 and recorded October 17, 2007 in Instrument Number 20071017-0122949, 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 4903 Raywood Nashville 37211
(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 Charles Appleton, and his/her/their assigns, forever.

Said Bank of New York as trustee for the Certificate Holders CWALT, Inc. Alternative Loan Trust 2005-49CB, 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 Certificate Holders CWALT, Inc. Alternative Loan Trust 2005-49CB, has executed this deed this 26th day of November, 2008

Bank of New York as trustee for the Certificate Holders
CWALT, Inc. Alternative Loan Trust 2005-49CB by
Countrywide Home Loans Servicing, LP, Attorney in Fact

By Walid M Mouneimne Asst. Secretary

Amy Spriet

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Walid M Mouneimne, 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 Certificate Holders CWALT, Inc. Alternative Loan Trust 2005-49CB, 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 26th day of November, 2008

Notary Public

My Commission expires: 07-15-2012



RETURN TO:

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

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