SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/09 09:23 2 pgs
Fees:13.00 Taxes:246.05

20090219-0014146

STATE OF TENNESSEE, TEXAS
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF Februray 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BARBARA DURHAM
My Commission Expires
June 12, 2012

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

RT7241

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie J Thomas	Willie J. Thomas	043-10-0 102.00 /
(NAME)	(NAME)	
216 Nix Drive	213 Engel Ave.	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Goodlettsville TN 37072	
(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, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Willie J Thomas, 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 Number 2 of the Resubdivision of Lot 25 on the unrecorded plan of Anderson Estates, of record in Book 6200, Page 721, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lynette McCray by Warranty Deed from Norman McLean dated May 20, 2003 and recorded May 22, 2003 in Instrument Number 20030522-0070071, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Countrywide Home Loans by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated May 29, 2008 and recorded June 9, 2008 in Instrument Number 20080609-0058744, 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 216 Nix Drive 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 Willie J Thomas, and his/her/their assigns, forever.

Said Countrywide Home Loans, 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., has executed this deed this 4th day of February, 2009

Countrywide Home Loans

By Tsedale Alemu, Assistant Secretary

VICE PRESIDENT

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared TSEDALE ALEMU, 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., 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 4th day of February, 2009

Notary Public

My Commission expires: _____

NOTARY PUBLIC STATE OF TEXAS
BARBARA DURHAM
My Commission Expires
June 12, 2012

RETURN TO:

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

RT7241