SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/09 08:13 2 pgs
Fees:13.00 Taxes:111.00

20090220-0014717

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$30,000.00~~

Affiant Nikki Johnson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Febraury 2009

Tammie Jones
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TAMMIE JONES
My Commission Expires
April 6, 2012

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

RT8014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Jenkins	NEW OWNER	92-6-433.00
(NAME)	(NAME)	
813 Lena Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(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, The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-23, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Kenneth Jenkins.

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:
A certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being the Northerly 37 feet of Lot No. 13 of and the Southerly one foot of Lot No. 12, on the map of Lena Court, as of record in Book 1835, Page 8, Register's Office for Davidson County, Tennessee.

INCLUDED in this description, but EXCLUDED from is the property conveyed to Timothy Calvo and wife, Tina Calvo, of record in Instrument Number 20041103-0132188, Register's Office for said County.

Being the same property conveyed to Cephas Tardzer and wife, Priscilla Tardzer by Warranty Deed from Jillian Etherington, dated October 26, 2006, recorded november 2, 2006, of record in Instrument Number 20061102-0136126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-23 by Successor Trustee's Deed from Everett L. Hixon, Jr., Successor Trustee, dated February 4, 2009 and being recorded simultaneously herewith in Instrument number 20090220-0014716, said Register's Office.

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 813 Lena Street Nashville 37208
(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 Kenneth Jenkins, and his/her/their assigns, forever.

Said The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-23, 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 The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-23, has executed this deed this 6th day of February, 2009

The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-23 by Countrywide Home Loans Servicing, LP, Attorney in Fact

By Melissa Listhrop Asst Secretary

Cindy Ton

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Melissa Listhrop, 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 The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-23, 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 6th day of February, 2009

Tammie Jones
Notary Public

My Commission expires:

TAMMIE JONES
My Commission Expires
April 9, 2012

RETURN TO:

Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

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

RT8014