SPECIAL WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/04/09 09:10 2 pgs
Fees:13.00 Taxes:677.10

20090304-0019017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF Feb, 2009.

JESSICA LINDLER NOTARY PUBLIC SOUTH CAROLINA My Commission Expires Oct. 20, 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 306, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fethi Abdulahi	Countrywide Bank, FSB	Map 174-11-0A
(NAME) 3029 Katonka Drive	(NAME) 2018 Powers Ferry Rd #700	Parcel 469
(ADDRESS) Antioch, TN 37013	(ADDRESS) Atlanta GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, COUNTRYWIDE HOME LOANS INC, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO FETHI ABDULAHI, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot #259, Final Plat, Cluster Lot Subdivision, Cane Ridge Farms, Phase Six, Section Three, according to plat appearing of record in Instrument No. 20060601-0064580 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument No. 20081112-0111777, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plat appearing of record in Instrument No. 20060601-0064580; (c) Utility easement of record in Book 5078, Page 476; (d) United Telephone easements of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-00675635; (e) Easement to United States of America of record in Book 4420, Page 36; (f) Transmission line easement of record in Book 4428, Page 565; (g) Charter of Homeowners Association of record in Instrument No. 20010815-0088360; (h) Declarations of covenants, restrictive and conditions of record in Instrument No. 20000905-0087103; Instrument No. 20001204-0119093; Instrument No. 20010815-0088370, Instrument No. 20040319-0031603 and Instrument No. 20041102-0131848 and (i) By-Laws of record in Instrument No. 20000905-0087103 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3029 Katonka Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of January, 2009.

COUNTRYWIDE HOME LOANS INC

BY: Lizeth Garcia

IT'S: Assistant Secretary

STATE OF TEXAS _____)
COUNTY OF COLLIN _____)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Lizeth Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself or herself to be the Assistant Secretary of Countrywide Home Loans Inc, the within named bargainor, a corporation, and that he or she as such Assistant Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself or herself as Assistant Secretary.

Witness my hand and seal at office in Collin County, Texas this 26th day of January, 2009.

Notary Public

NOTARY PUBLIC STATE OF TEXAS

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012