SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/09 10:35 2 pgs
Fees:13.00 Taxes:340.03

20090311-0021894

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,900.00

Affiant Rocio Trigo

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2009.

Les Geurin
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LES GEURIN
My Commission Expires
February 14, 2011

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
, Jeremy Garner	Jeremy Garner	Map 072040
(NAME)	(NAME)	
1440 Ardee Avenue	1440 Ardee Ave	Parcel 213
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, FOR THE BENEFIT NB HOLDINGS CORPORATION HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO JEREMY GARNER, 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 Lot No. 7 of Block F on the Plan of Country Club Estates, as of record in Book 843, page 95, 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. 20081203.0117109, 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 Book 843, page 95, Register's Office for Davidson County, Tennessee;

unimproved ☐
This is improved ☑ property, known as 1440 Ardee Avenue, Nashville, Tennessee 37216
(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 23rd day of February, 2009.

COUNTRYWIDE HOME LOANS INC. FOR THE BENEFIT NB HOLDINGS CORPORATION

BY: _____

IT'S: Rocio Iniguez, Asst. Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Rocio Iniguez, 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 Asst. Secretary of COUNTRYWIDE HOME LOANS INC. FOR THE BENEFIT NB HOLDINGS CORPORATION the within named bargainor, a corporation, and that he or she as such Asst. Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself or herself as _____.

Witness my hand and seal at office in Collin County Texas this 23rd day of February, 2009.

Notary Public

LES GEURIN
My Commission Expires
February 14, 2011