SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES: 10 2015
(AFFIX SEAL)

SOUTH CAROLINA NOTARY PUBLIC JESSICA LINDLER Oct. 20, 2015

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
Magdy W. Georges	same	151-09-0-B
(NAME)	(NAME)	136.00
5153 Sunsail Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE BANK OF NEW YORK AS TRUSTEE FOR THE BEBEFIT OF THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MAGDY W. GEORGES, A MARRIED MAN 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:

Lot 158 on the Plan of Lakeside Cove at Percy Priest, Phase 3, of record in Instrument No. 20060825-0105210, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument No. 20090204-0009477, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20060825-0105210, Register's Office for Davidson County, Tennessee; (c) Restrictive Covenants of record in Instrument No. 20041105-0133677, said register's office; (d) TVA easements of record in Book 2336, page 614 and Book 4428, page 571; (e) Waterline easements of record in Book 8175, page 783, (f) Sanitary sewer and/or storm drainage easements in Instrument No. 20020212-0018699, and (g) Storm water detention agreements in Instrument No. 20040914-0110917 and 20050926-0115228, Register's Office for Davidson County, Tennessee and (h) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604.

unimproved ☐

This is improved ☒ property, known as 5153 Sunsail 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.

Davidson County DEEDWARR
Recvd: 03/13/09 11:39 2 pgs
Fees:13.00 Taxes:567.95

20090313-0022824

Witness my hand this 06 day of March, 2009.

THE BANK OF NEW YORK AS TRUSTEE, FOR THE BEBEFIT OF THE CERTIFICATEHOLDERS, CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8

BY: COUNTRYWIDE HOME LOANS

BY: Maria E Castillo
Maria E Castillo

IT'S: Assistant Secretary

Lizeth Garcia
Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Maria E Castillo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS, which is the attorney in fact for THE BANK OF NEW YORK AS TRUSTEE, FOR THE BEBEFIT OF THE CERTIFICATEHOLDERS, CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8, the within named bargainor, and that he or she as such Assistant Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of THE BANK OF NEW YORK AS TRUSTEE, FOR THE BEBEFIT OF THE CERTIFICATEHOLDERS, CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8 as the Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS which is the attorney in fact for THE BANK OF NEW YORK AS TRUSTEE, FOR THE BEBEFIT OF THE CERTIFICATEHOLDERS, CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8 and declared that he or she as such Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS executed this instrument as the free act and deed of THE BANK OF NEW YORK AS TRUSTEE, FOR THE BEBEFIT OF THE CERTIFICATEHOLDERS, CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8.

WITNESS my hand and official seal this 06 day of March, 2009.

Notary Public

My Commission Expires: _____

