36335

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/09 09:10 3 pgs
Fees:18.00 Taxes:458.80
20090330-0028038

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant Lizeth Garcia

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

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

JANICE M JONES
My Commission Expires
May 22, 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
Mersudina Kuduzovic	Pinnacle National Bank	150-12-0-C 011.00
(NAME)	(NAME)	
3545 Mt. View Ridge Drive	211 Commerce St. Ste 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37201	
(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, **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT 2005-35CB**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MERSUDINA KUDUZOVIC**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot Number 11 on the plan of Final Plat Mt. View Subdivision Section One, of record in Plat Book 11700, Page 36, amended in Instrument No. 20010207-0012283, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument No. 20081208-0118434, 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 Plat Book 11700, Page 36, amended in Instrument No. 20010207-0012283, in the Register's Office of Davidson County, Tennessee; (c) Restrictive Covenants and/or easements/restrictions of record in Book 11272, Page 811 as amended in 20020108-0002714 and 20020122-0008596; Instrument Nos. 20020108-002713; Instrument No. 20020129-0012295; and, Book 6013, page 187, in the Register's Office of Davidson County, Tennessee; and (d) 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 3545 Mt. View Ridge 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 12 day of March , 2009.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT 2005-35CB

BY: COUNTRYWIDE HOME LOANS_____

BY: _____
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 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT 2005-35CB, 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 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT 2005-35CB as the Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS_____ which is the attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT 2005-35CB 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 BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT 2005-35CB.

WITNESS my hand and official seal this 13 day of March , 2009.

_____
Notary Public

My Commission Expires: _____

JANICE M JONES
My Commission Expires
May 9, 2011

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY