SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,450.00

Affiant Raquel Black, Asst. Secretary

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 2009.

Notary Public Valinda Pickens

MY COMMISSION EXPIRES: 5/3/2011
(AFFIX SEAL)

VALINDA PICKENS
My Commission Expires
May 3, 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
Daniel Douchette	Daniel Douchette	053050A02000CO
(NAME)	(NAME)	
903 Cheyenne Trace Court	903 Cheyenne Trace Ct	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Nashville, TN 37215	
(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 CWABS INC. ASSET BACKED CERTIFICATES SERIES 2006-7, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO DANIEL DOUCHETTE, HIS HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 20 on the Plan of Cheyenne Trace, of record in Plat Book 7900, page 95, Register's Office for Davidson County, 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. 20080630-0067199, 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 7900, page 95; (c) Restrictive Covenants of record in Book 8060, Page 765, and as amended in Book 8261, page 257; (d) Charter of Homeowner's Association in Book 8105, page 527; (e) By-Laws of record in Book 8073, page 870; (f) Conveyance of Common Areas of record in Book 8604, page 782, all in said register's office; and (g) 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 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 903 Cheyenne Trace Court, Nashville, Tennessee 37215
(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.

BILL GARRETT, Davidson County
Trans:T20090022683 DEEDWARR
Recvd: 04/06/09 11:19 2 pgs
Fees:13.00 Taxes:371.67
20090406-0031127

Witness my hand this 9th day of February, 2009.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET BACKED CERTIFICATES SERIES 2006-7

BY: COUNTRYWIDE HOME LOANS Servicing LP,

AS ATTORNEY IN FACT

BY: _____
Raquel Black

ITS: Asst. Secretary

STATE OF TEXAS)

COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Raquel Black, 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 Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP, as attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET BACKED CERTIFICATES SERIES 2006-7, the within named bargainor, and that he or she as such Asst. Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET BACKED CERTIFICATES SERIES 2006-7 as the Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP as attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET BACKED CERTIFICATES SERIES 2006-7 and he or she as such Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP, as attorney in fact has executed this instrument as the free act and deed of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC. ASSET BACKED CERTIFICATES SERIES 2006-7.

WITNESS my hand and official seal this 9th day of February, 2009.

_____
Notary Public Valinda Pickens

My Commission Expires: 5/3/2011

VALINDA PICKENS
My Commission Expires
May 3, 2011