03

Realty Title

48-A

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,070.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
ANGELINA ARCHIVALD
My Commission Expires
February 1, 2011

BILL GARRETT, Davidson County
Trans:T20090029039 DEEDWARR
Recvd: 05/04/09 08:48 2 pgs
Fees:13.00 Taxes:277.76
20090504-0040132

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Jeffrey V. Carr	New Owner	
(NAME)	(NAME)	
945 32nd Avenue North		092-05-O-B 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF HARBORVIEW 2006-12**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JEFFREY V. CARR**, 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:

Land in Davidson County, Tennessee, being Unit B on the plan of Collier Commons, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and Bylaws of record as Instrument No. 20061010-0125858, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements Appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Collier Commons as shown as an attachment to Exhibit "B" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20081029-0108059, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) Master Deed and Bylaws of record in Instrument #20061010-0125858, said Register's Office; and (c) 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 945 32nd Avenue North, Nashville, Tennessee 37209

(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 April, 2009.

WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF HARBORVIEW 2006-12

BY: COUNTRYWIDE HOME LOANS

BY: Walid M Mouneimne

IT'S: Asst. Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Walid M Mouneimne, 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, which is the attorney in fact for WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF HARBORVIEW 2006-12, 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 WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF HARBORVIEW 2006-12 as the Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS, which is the attorney in fact for WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF HARBORVIEW 2006-12, and declared that he or she as such Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS executed this instrument as the free act and deed of WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF HARBORVIEW 2006-12.

WITNESS my hand and official seal this 23rd day of April 2009.

Notary Public

My Commission Expires:

ANGELINA ARCHIVALD
My Commission Expires
February 1, 2011