SPECIAL WARRANTY DEED

BOX 13
15052

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF COLLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,100.00

Affiant Janice Jones

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/30/2012
(AFFIX SEAL)

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

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
ATA NAWKAS AND FARIDA NAWKAS	COUNTRYWIDE BANK FSB	
(NAME) 609 ROCKY MOUNTAIN PARKWAY	(NAME) 801 Crescent Center Dr. #501	135 14 0A 166.00
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS) FRANKLIN, TN. 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

* HUSBAND AND WIFE,

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.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ATA NAWKAS AND FARIDA NAWKAS,*** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 166, on the plan of Phase Four, Pinnacle Point Subdivision of record in Book 6900, page 524, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Successor Trustee's Deed of record in Instrument #20080404-0034211, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) All matters on the Plan of record in Book 6900, Page 524, Register's Office for Davidson County, Tennessee; (c) Declarations of Covenants, Conditions and Restrictions of record in Book 7032, Page 733; Book 7067, Page 739 and Instrument No. 20010504-0046047 and Restrictive Covenants of record in Book 6405, Page 169, said Register's Office; 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 609 ROCKY MOUNTAIN PARKWAY, ANTIOCH, TN 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.

BILL GARRETT, Davidson County
Trans:T20090029729 DEEDWARR
Recvd: 05/05/09 13:24 2 pgs
Fees:13.00 Taxes:425.87
20090505-0041091

Witness my hand this 17 day of April, 2009.

COUNTRYWIDE HOME LOANS, INC. _____

BY: _____ _____

IT'S: Lizeth Garcia, Asst Secretary Janice Jones, Asst Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Lizeth Garcia, 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, INC. _____, the within named bargainor, and that he or she as such Janice Jones (Officer) being authorized to do so, executed the foregoing instrument as the Asst Secretary (Officer) of COUNTRYWIDE HOME LOANS, INC. _____ and declared that he or she as such Asst Secretary (Officer) of COUNTRYWIDE HOME LOANS, INC. _____ executed this instrument as the free act and deed of COUNTRYWIDE HOME LOANS, INC.

WITNESS my hand and official seal this 17 day of April, 2009.

_____
Notary Public

My Commission Expires: 7/30/2012

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012