SPECIAL WARRANTY DEED

Return to
NORTH AMERICAN TITLE CORP.
803-791-5066
3231 SUNSET BLVD, SUITE B
WEST COLUMBIA, SC 29169
NATTN09-8461

STATE OF ~~TENNESSEE~~ TX
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Affiant Valinda Pickens

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March, 2009.

TENNIKA MAXWELL
My Commission Expires
May 28, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Angela Johnson	Same	
(NAME)	(NAME)	
3001 High Rigger Drive		150-02-0 420.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CWI**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ANGELA JOHNSON**, 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 39 on the Plan of Harbour Landing Subdivision, Section 3, of record in Plat Book 6900, page 348, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument No. 20080917-0095003, 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 6900, page 348, said register's office; and (c) Restrictions and/or easements of record in Book 6319, page 65; Book 6956, page 99; Book 6956, Page 116; Book 2242, Page 235 and Book 4438, Page 707 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 3001 High Rigger Drive, Nashville, Tennessee 37217

(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:T20090031275 DEEDWARR
Recvd: 05/12/09 08:52 2 pgs
Fees:13.00 Taxes:345.95

20090512-0043506

Witness my hand this 20th day of March, 2009.

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CWI

BY: COUNTRYWIDE HOME LOANS

BY: _____

IT'S: Valinda Pickens, Asst. Secretary

COUNTRYWIDE HOME LOANS SERVICING LP ORGANIZED FEB. 28, 2000 TEXAS SEAL

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Valinda Pickens, 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 US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CWI, the within named bargainor, and that he or she as such Valinda Pickens (Officer) being authorized to do so, executed the foregoing instrument on behalf of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CWI, as the Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS which is the attorney in fact for US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CWI and declared that he or she as such Valinda Pickens (Officer) of COUNTRYWIDE HOME LOANS executed this instrument as the free act and deed of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP MORGAN MORTGAGE ACQUISITION TRUST 2006-CWI.

WITNESS my hand and official seal this 20 day of March, 2009.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS

TENNIKA MAXWELL
My Commission Expires
May 28, 2012