SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090031655 DEEDWARR
Recvd: 05/13/09 11:09 2 pgs
Fees:13.00 Taxes:662.30
20090513-0044016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant Darryl Lundy

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JANICE M JONES
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 9, 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
JENNIFER L. LEEDS AND DAVID A. BERONJA	SAME	
(NAME)	(NAME)	
1725A 6TH AVENUE NORTH		081-08-0-P 001.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208		
(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, **COUNTRYWIDE BANK, FSB**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JENNIFER L. LEEDS AND DAVID A. BERONJA**, 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:

Being part of Lot No. 198, Unit A, of the 1725 Townhomes, on the Plan of North High Street and runs back between parallel lines, in a westerly direction 175 feet to an alley 15 feet wide.

Also, one and the same as and more accurately described as:

Land in Davidson County, Tennessee, being Unit A of the 1725 Townhomes, a Horizontal Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1725 Townhomes, a Horizontal Regime with Private Elements of record in Instrument No.20070413-0044693, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1725 Townhomes, a Horizontal Regime with Private Elements contained in said Declaration, the Plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument # 20090206-0010577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) Restrictive Covenants of record in Instrument No.20070413-0044693, Register's Office for Davidson County, Tennessee; 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 1725A 6TH AVENUE NORTH, NASHVILLE, TN 37208

(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 20 day of April , 2009.

COUNTRYWIDE BANK, FSB

BY: _____

IT'S: Melissa Listhrop Assistant Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Melissa Listhrop, 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 BANK, FSB _____, the within named bargainor, and that he or she as such Assistant Secretary (Officer) being authorized to do so, executed the foregoing instrument as the Assistant Secretary (Officer) of COUNTRYWIDE BANK, FSB _____ and declared that he or she as such Assistant Secretary (Officer) of COUNTRYWIDE BANK, FSB _____ executed this instrument as the free act and deed of COUNTRYWIDE BANK, FSB.

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

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
JANICE M JONES
My Commission Expires
May 9, 2011