# SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090032155 DEEDWARR
Recvd: 05/15/09 09:50 2 pgs
Fees:13.00 Taxes:277.50
20090515-0044678

STATE OF CA
COUNTY OF Ventura

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Leslie Johnson, Asst. Secretary

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 2009.

Notary Public

MY COMMISSION EXPIRES: 04/17/2011
(AFFIX SEAL)

DAWN M. DOLAN
Commission # 1739414
Notary Public - California
Ventura County
My Comm. Expires Apr 17, 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 |
|---|---|---|
| Carl Brewington and Danielle Brewington | Same | |
| (NAME) | (NAME) | |
| 2901 High Rigger Drive | | 150-03-0-0002.00 |
| (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, **WASHINGTON MUTUAL BANK FA**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CARL BREWINGTON AND DANIELLE BREWINGTON**, 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:

Lot No. 2 on the Plan of Harbour Town Village, Section 2, of record in Plat Book 4675, page 146 & 147, 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 Successor Trustee's Deed of record in Instrument No. 20080715-0072521, 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 4675, page 146-147, said register's office; and (c) Restrictions of record in Book 4931, page 667 and Gas Line Easement of record in Book 2292, page 54, 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 2901 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.**

Witness my hand this 11th day of March, 2009.

**WASHINGTON MUTUAL BANK FA**

BY: COUNTRYWIDE HOME LOANS INC as attorney in fact

BY: Leslie Johnson
Leslie Johnson, Assistant Secretary

IT'S:

STATE OF CA )
COUNTY OF Ventura )

Before me, the undersigned, a notary public in and for said County and State, personally appeared Leslie Johnson, 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 HOME LOANS INC as attorney in fact, which is the attorney in fact for **WASHINGTON MUTUAL BANK FA**, the within named bargainor, and that he or she as such Assistant Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of **WASHINGTON MUTUAL BANK FA**, as the Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS INC as attorney in fact which is the attorney in fact for **WASHINGTON MUTUAL BANK FA** and declared that he or she as such Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS INC as attorney in fact executed this instrument as the free act and deed of **WASHINGTON MUTUAL BANK FA.**

WITNESS my hand and official seal this 11th day of March, 2009.

Notary Public

My Commission Expires: 04/17/2011

DAWN M. DOLAN
Commission # 1739414
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