SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Affiant Janice Jones

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES:
(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
DEBORAH PEARL HALL	Same	033080054.00
(NAME) 505 MONICA AVENUE	(NAME)	
(ADDRESS) GOODLETTSVILLE, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DEBORAH PEARL HALL**, 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:

Being Lot No. 167 on the Plan of Section I, Gatewood Subdivision, as shown by plat appearing of record in Plat Book 3300, Pages 47, 48, 49, 50, 51 and 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Grantor by Quit Claim Deed of record in Instrument No. 20090520-0046585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plat appearing of record in Plat Book 3300, Pages 47, 48, 49, 50, 51 and 52, in the Register's Office for Davidson County, Tennessee; (c) all Restrictive Covenants affecting the property of record in said Register's Office; and (d) all restrictions, 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 505 MONICA AVENUE, GOODLETTSVILLE, TN 37072
(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:T20090033468 DEEDWARR
Recvd: 05/20/09 16:03 2 pgs
Fees:13.00 Taxes:365.93

20090520-0046586

Witness my hand this 29 day of April, 2009.

COUNTRYWIDE HOME LOANS SERVICING LP

BY: _____ _____

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

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a Notary Public of 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 himself or herself to be Asst Secretary of COUNTRYWIDE HOME LOANS SERVICING LP, the within named bargainor, a limited partnership, and that he or she as such Asst Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself or herself as Asst Secretary.

Witness my hand and seal at office in Texas, Collin this 29 day of April, 2009.

_____
Notary Public

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

T.A.I.