SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 04/12/2011

(AFFIX SEAL)

PATRICIA J. RUBEL
Commission # 1734456
Notary Public - California
Ventura County
My Comm. Expires Apr 12, 2011

BILL GARRETT, Davidson County
Trans: T20090037744 DEEDWARR
Recvd: 06/05/09 15:31 4 pgs
Fees: 23.00 Taxes: 159.10
20090605-0052527

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
MALIK BROOKS AND SONYA BROOKS	New Owner	
(NAME) MB SB	(NAME)	081-11-0 324.00
1718 16TH AVENUE NORTH		
(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, **WELLS FARGO BANK, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2004-11**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MALIK BROOKS AND SONYA BROOKS**, 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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Being the same property conveyed to Grantor by Trustee's Deed of record in Instrument #20081212-0119591, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) All matters appearing on any plans of record that affect the property; (c) All applicable Restrictive Covenants, easements and conditions of record, if any in said Register's Office; 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 1718 16TH AVENUE NORTH, NASHVILLE, TN 37208 (MB SB)

(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 4TH day of MAY, 2009.

WELLS FARGO BANK, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2004-11

BY: BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP as attorney in fact

BY: _____
LAURA INIGUEZ

IT'S: ASSISTANT SECRETARY

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a notary public in and for said County and State, personally appeared _____, 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 _____ (Officer) of COUNTRYWIDE HOME LOANS _____, which is the attorney in fact for WELLS FARGO BANK, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2004-11, the within named bargainor, and that he or she as such _____(Officer) being authorized to do so, executed the foregoing instrument on behalf of WELLS FARGO BANK, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2004-11 as the _____ (Officer) of COUNTRYWIDE HOME LOANS _____ which is the attorney in fact for WELLS FARGO BANK, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2004-11 and declared that he or she as such _____ (Officer) of COUNTRYWIDE HOME LOANS _____ executed this instrument as the free act and deed of WELLS FARGO BANK, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2004-11.

WITNESS my hand and official seal this ____day of _____, 2009.

_____
Notary Public

My Commission Expires: _____

California All-Purpose Acknowledgment

State of California)
) ss.
County of VENTURA)

On May 4, 2009 before me, PATRICIA J. RUBEL
Notary Public, personally appeared Laura Iniguez,
who proved to me on the basis of satisfactory evidence to be person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Patricia J. Rubel
Signature of Notary Public

PATRICIA J. RUBEL
Commission # 1736456
Notary Public - California
Ventura County
My Comm. Expires Apr 12, 2011

OPTIONAL

Though the information below is not required by lay, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Documents: Special Warranty Deed

Document Dated: May 4, 2009 Number of Pages: 3

Signer(s) Other Than Named Above: Veronica Casillas

Capacity(ies) Claimed by Signer

Signer's Name: Laura Iniguez

- ☐ Individual
- ☒ Corporate Officer – Title(s): Assistant Secretary
- ☐ Partner - ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

EXHIBIT A

Three tracts of land located in Davidson County, Tennessee, particularly described as follows:

Tract No. 1

Being the north 33 feet of lot no. 296 of the map of D.T. Mcgavock and other's addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 33 feet on the easterly side of 16th Avenue north and runs back between parallel lines 170 feet to an alley.

Tract No. 2

Being the southerly 25 feet of lot no. 296 of the map of D.T. Mcgavock and other's addition, of record in Book 21, Page 41, Register's office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the easterly side of 16th Avenue north and runs back between parallel lines 170 feet to an alley.

Tract No. 3

Being the southerly 25 feet of the northerly 75 feet of lot no. 295 on the plan of Mcgavock, Wetmore and other's addition, called the addition to the town of Mcgavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.