SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090050141 DEEDWARR
Recvd: 07/24/09 11:59 2 pgs
Fees: 13.00 Taxes: 38.85
20090724-0069658

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Collins

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,500.00

Affiant Maria Castillo

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JANICE M JONES
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
RODRIGO CADENA	Rodrigo Cadena	
(NAME)	(NAME)	093-16-0-059.00
113 CLAIBORNE STREET	1757 Elijah Ryan Dr.	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37210	Antioch TN 37013	
(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, **BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RODRIGO CADENA**, 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:

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Maury & Claiborne's Addition to South Nashville, as of record in Book 21, page 84-85, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Quit Claim Deed of record in Instrument No. * , Register's Office for Davidson County, Tennessee.
*20090724-0069657

This conveyance is subject to (a) 2009 real property taxes; (b) All matters appearing on the plan of record in Book 21, page 84-85, Register's Office for Davidson County, Tennessee (c) all restrictive covenants, 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 113 CLAIBORNE STREET, NASHVILLE, TN 37210
(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 June, 2009.

BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP

BY: BAC GP, LLC, General Partner

By: Bobbi Laughlin

Name: Bobbi Laughlin

IT'S: Assistant Secretary

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Bobbi Laughlin, with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be Assistant Secretary of BAC GP, LLC, a limited liability company that he/she acknowledged to be a general partner of BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, the within named bargainor, a limited partnership, and that he/she as such Assistant Secretary executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership (the bargainor) by himself/herself as Assistant Secretary of the limited liability company (on behalf of the limited liability company as general partner of the bargainor.

Witness my hand and seal this 11th day of June, 2009.

JANICE M JONES
My Commission Expires
May 9, 2011