SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090022656 DEEDWARR
Recvd: 04/06/09 10:48 2 pgs
Fees: 13.00 Taxes: 473.60
20090406-0031083

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF March, 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
Tatjana Nelson	Same	148-01-0 143.00
(NAME)	(NAME)	
3690 Tampa Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC4, MORTGAGE E PASS-THROUGH TRUST CERTIFICATES, SERIES 2006-OC4**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO TATJANA NELSON 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:

Lot 330, on the plan of Hillbrook, Section 5, as shown on the plat of record in Plat Book 3700, page 73, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument No. 20090127-0006944, 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 3700, page 73, in the Register's Office of Davidson County, Tennessee; (c) Restrictive Covenants and/or easements/restrictions of record in Book 4031, page 160, in the Register's Office of Davidson County, Tennessee; 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 3690 Tampa Drive, Nashville, Tennessee 37211
(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 12 day of March, 2009.

THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC4, MORTGAGE E PASS-THROUGH TRUST CERTIFICATES, SERIES 2006-OC4

BY: COUNTRYWIDE HOME LOANS Servicing LP

BY: Maria E Castillo — Lizeth Garcia

IT'S: Assistant Secretary — Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Maria E Castillo, 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 Servicing LP, which is the attorney in fact for THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC4, MORTGAGE E PASS-THROUGH TRUST CERTIFICATES, SERIES 2006-OC4, 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 THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC4, MORTGAGE E PASS-THROUGH TRUST CERTIFICATES, SERIES 2006-OC4 as the Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP which is the attorney in fact for THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC4, MORTGAGE E PASS-THROUGH TRUST CERTIFICATES, SERIES 2006-OC4 and declared that he or she as such Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP executed this instrument as the free act and deed of THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OC4, MORTGAGE E PASS-THROUGH TRUST CERTIFICATES, SERIES 2006-OC4.

WITNESS my hand and official seal this 12 day of March, 2009.

Notary Public

My Commission Expires: _____

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