SPECIAL WARRANTY DEED

BOX 13
14867

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

STATE OF TENNESSEE
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant Maria E Castillo

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF May, 2009

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
JAMES HARDAWAY* AND JENNIFER HARDAWAY	Bank of America NA	
(NAME) 513 PIPPIN DRIVE	(NAME) P.O. Box 961291	163-02-0-B-037.00CO
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS) Fort Worth, Tx 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

*, JR.

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, **THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-39CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-39CB**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JAMES HARDAWAY* AND JENNIFER HARDAWAY**, 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. 76 on the Plan of First Amendment, Berkley Hall, Phase Five-Section One of Hickory Highlands P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601, as correct by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and Instrument No. 20050725-0086048, and as amend by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, 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 Substitute Trustee's Deed of record in Instrument No. 20090303-0018689, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) RESTRICTIVE COVENANTS of record in Book 8301, page 745 and Book 10421, page 239; STORMWATER DETENTION AGREEMENT of record in Book 20040303-0023979 and Book 6254, page 487 and Book 7632, page 962; Right of Way EASEMENT of record in Book 1784, page 300 and Book 2105, page 428 and Book 2905, page 439 and Book 2740, page 188; Grant of Anchor EASEMENTS of record in Book 10319, page 987; EASEMENT to AT & T in Book 1207, page 530; Drainage EASEMENT of record in Book 7031, page 51 and Book 7453, page 445 and Book 7453, page 460 and Book 7775, page 361 and Book 7465, page 756;Gas Line EASEMENT of record in Book 2203, page 575 and Book 2875, page 299 and assigned in Book 4457, page 377; Joint Access EASEMENT Agreement of record in Book 7465, page 739 and Book 7466, page 746 and modified by Book 7666, page 151; EASEMENT Agreement of record in Book 7666, page 158, 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 513 PIPPIN DRIVE, ANTIOCH, TN 37013
(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:T20090041789 DEEDWARR
Recvd: 06/23/09 10:45 2 pgs
Fees:13.00 Taxes:702.63

20090623-0058272

Witness my hand this 11 day of May, 2009.

THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-39CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-39CB

BY: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS

BY: _____ _____

IT'S: Lizeth Garcia, Asset Secretary Maria E Castillo, Asst Secretary

STATE OF Texas)
COUNTY OF Collin)

*and Maria E Castillo

Before me, the undersigned, a notary public in and for 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 him or herself to be Asst Secretary (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____, which is the attorney in fact for **THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-39CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-39CB**, the within named bargainor, and that he or she as such Asst Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of **THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-39CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-39CB** as the Asst Secretary (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____, which is the attorney in fact for **THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-39CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-39CB**, and declared that he or she as such Asst Secretary (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____ executed this instrument as the free act and deed of **THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2006-39CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-39CB**.

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

_____
Notary Public

My Commission Expires: _____

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012