Record & Return to
Watauga Title Company
155 Franklin Road, Suite 400
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090046168 DEEDWARR
Recvd: 07/09/09 13:58 2 pgs
Fees:13.00 Taxes:777.00
20090709-0064188

SPECIAL WARRANTY DEED

STATE OF Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210.000.00

Affiant Rocio Iniguez

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires June 18, 2011

(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
JASON FOWLER	owner (NAME)	182-12-0-A 003.00
7021 Red Apple Rd. (ADDRESS)	(ADDRESS)	
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, **THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT INC. ALTERNATIVE LOAN TRUST 2006-26CB, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-26CB**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JASON FOWLER**, 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. 285, on the Plan of Apple Valley, Section I, a Planned Unit Development, as of record in Instrument No. 200208090096488, and as corrected by Surveyor's Certificate of Correction of record in Instrument No.20021203-0148635, 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. 20090209-0010856, 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 Instrument No. 200208090096488, and as corrected by Surveyor's Certificate of Correction of record in Instrument No.20021203-0148635, Register's Office for Davidson County, Tennessee, said Register's Office; (c) Restrictive Covenants of record in Instrument No. 20020724-0088783, said Register's Office; (d) Conveyance of Common Area in Instrument No. 20080812-0082767, said Register's Office; (e) HOA Charter of record in Instrument No. 20020724-0088782; (f) Storm Water Easement of record in Instrument No. 20020528-0064320, said Register's Office; and (g) 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 7021 Red Apple Road, 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.

Witness my hand this 25 day of June, 2009.

THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT INC. ALTERNATIVE LOAN TRUST 2006-26CB, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-26CB

BY: BAC HOME LOAN_____, FKA COUNTRYWIDE HOME LOAN _____

BY: _____

IT'S: Melissa Listhrop Asst Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Melissa Listhrop, 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 LOAN_____, FKA COUNTRYWIDE HOME LOAN Melissa Listhrop, which is the attorney in fact for THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT INC. ALTERNATIVE LOAN TRUST 2006-26CB, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-26CB, 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 AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT INC. ALTERNATIVE LOAN TRUST 2006-26CB, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-26CB as the Asst Secretary (Officer) of BAC HOME LOAN_____, FKA COUNTRYWIDE HOME LOAN _____, which is the attorney in fact for THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT INC. ALTERNATIVE LOAN TRUST 2006-26CB, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-26CB, and declared that he or she as such Asst Secretary (Officer) of BAC HOME LOAN_____, FKA COUNTRYWIDE HOME LOAN _____ 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 2006-26CB, MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-26CB.

WITNESS my hand and official seal this 25 day of June, 2009.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
CINDY TON
My Commission Expires
June 18, 2011