Box 14-A
4390-1

# SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ COLLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52.000.00

Affiant Maria Castillo

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
LIZETH GARCIA
My Commission Expires
July 15, 2012

RETURN TO:

NA Title Corporation
3231 Sunset Blvd, Suite B
West Columbia, SC 29169

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 |
|---|---|---|
| JOHN T. COOK | John T. Cook | |
| (NAME) | (NAME) | 073-10-0 071.00 |
| 2927 Berry Hill Drive | 2927 Berry Hill Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Nashville, TN 37204 | |
| (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, **BANK OF NEW YORK AS TRUSTEE, ON BEHALF OF THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J13**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JOHN T. COOK**, 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 the 19th Civil District of Davidson County, Tennessee, being Lot No. 35 on the Plan of Moss Rose Estates Subdivision, of record in Plat Book 4860, page 112, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description thereof

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument No. 20090130-0008000, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Plat Book 4860, page 112, 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 101 Goode Court, Nashville, Tennessee 37216

(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:T20090075946 DEEDWARR
Recvd: 11/06/09 11:54 2 pgs
Fees:13.00 Taxes:192.40

20091106-0102865

Witness my hand this 3rd day of November, 2009.

BANK OF NEW YORK AS TRUSTEE, ON BEHALF OF THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J13

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

BY: Bobbi Laughlin

IT'S: Bobbi Laughlin, Assistant Secretary

STATE OF TEXAS )
COUNTY OF COLLIN )

Before me, the undersigned, a notary public in and for said County and State, personally appeared Bobbi Laughlin, 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 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____, which is the attorney in fact for BANK OF NEW YORK AS TRUSTEE, ON BEHALF OF THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J13, 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 BANK OF NEW YORK AS TRUSTEE, ON BEHALF OF THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J13, as the Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____, which is the attorney in fact for BANK OF NEW YORK AS TRUSTEE, ON BEHALF OF THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J13, and declared that he or she as such Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____ executed this instrument as the free act and deed of BANK OF NEW YORK AS TRUSTEE, ON BEHALF OF THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-J13.

WITNESS my hand and official seal this 3rd day of November, 2009.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS

LIZETH GARCIA
My Commission Expires
July 15, 2012