SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF ~~DAVIDSON~~ LEXINGTON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAITLYN SKINNER NOTARY PUBLIC SOUTH CAROLINA EXPIRES JULY 28, 2018

Return to:

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

NAttn10-1450

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
Chris Boulware and Erin H Boulware	Chris & Erin Boulware	
(NAME)	(NAME)	
1120 Duncanwood Drive	1120 Duncanwood Dr	131-04-0-233.00
(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, **THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for the Certificateholder CWALT, Inc., Alternative Loan Trust 2006-OC8, Mortgage pass-Through Certificate Series 2006-OC8**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Chris Boulware and Erin H Boulware, AS TENANTS BY THE ENTIRETY** 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:

Being Lot No. 32, on the Plan of Duncanwood of record in Book 1424, page 137, 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 Successor Trustee's Deed of record in Instrument #20091208-0112154, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) 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; (c) Restrictive Covenants and all matters appearing on the plan of record in Plat Book 1424, page 137, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1120 Duncanwood Drive, Nashville, TN 37204

(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:T20100023291 DEEDWARRSP
Recvd: 04/20/10 10:21 2 pgs
Fees:13.00 Taxes:1280.20
20100420-0029658

Witness my hand this 31st day of March, 2010.

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for the Certificateholder CWALT, Inc., Alternative Loan Trust 2006-OC8, Mortgage pass-Through Certificate Series 2006-OC8, BY BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GENERAL PARTNER, AS ATTORNEY-IN-FACT

BY: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP BY BAC GP, LLC, ITS GENERAL PARTNER

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 GP, LLC, GENERAL PARTNER OF BAC HOME LOANS SERVICING, LP,, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for the Certificateholder CWALT, Inc., Alternative Loan Trust 2006-OC8, Mortgage pass-Through Certificate Series 2006-OC8, BY BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GENERAL PARTNER, AS ATTORNEY-IN-FACT, the within named bargainor, and that he or she as such Assist Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for the Certificateholder CWALT, Inc., Alternative Loan Trust 2006-OC8, Mortgage pass-Through Certificate Series 2006-OC8, BY BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GENERAL PARTNER, AS ATTORNEY-IN-FACT, as the Assist Secretary (Officer) of BAC GP, LLC, GENERAL PARTNER OF BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for the Certificateholder CWALT, Inc., Alternative Loan Trust 2006-OC8, Mortgage pass-Through Certificate Series 2006-OC8, BY BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GENERAL PARTNER, AS ATTORNEY-IN-FACT, and declared that he or she as such Assist Secretary (Officer) of BAC GP, LLC, GENERAL PARTNER OF BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, executed this instrument as the free act and deed of THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for the Certificateholder CWALT, Inc., Alternative Loan Trust 2006-OC8, Mortgage pass-Through Certificate Series 2006-OC8, BY BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GENERAL PARTNER, AS ATTORNEY-IN-FACT.

WITNESS my hand and official seal this 31 day of March, 2010.

My Commission Expires

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