record 3rd

BOA Acct # 63981783

BILL GARRETT, Davidson County
Trans:T20110066478 DEEDWARR
Recvd: 10/24/11 15:26 2 pgs
Fees:13.00 Taxes:1039.16
20111024-0082691

This instrument prepared by:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
BOA/Jeffrey Jankowski

WARRANTY DEED

THIS INDENTURE, made and entered into this 21ST day of July, 2011 by and between Jeffrey Jankowski and Mary Jankowski, husband and wife, party of the first part, and The Bank of New York Mellon fka The Bank of New York as Trustee for the benefit of the Certificate Holders of the CWALT, Inc., Alternative Loan Trust 2004-17CB, Mortgage Pass Through Certificates, Series 2004-17CB, its successors and assigns party of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee to wit:

Being Lot No. 423 on the Plan of Final Plat Phase Four, Autumn Oaks Subdivision of record in Instrument No. 200205230062993, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed by Deed of record in Register's Instrument No. 20040623-0074324, see also 20030630-0089793, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

WITNESS the signature(s) of the said party(ies) of the first part the day and year first above written.

JEFFREY JANKOWSKI

Mary Jankowski

MARY JANKOWSKI

BOA Acct.
6398 1783
JS

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jeffrey Jankowski with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person(s) within named and that he/she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 20th day of July 2011

Rhonda Norfleet
Notary Public

MY COMMISSION EXPIRES: My Commission Expires: November 21, 2012

RHONDA NORFLEET STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mary Jankowski with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person(s) within named and that he/she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 20th day of July 2011

Rhonda Norfleet
Notary Public

MY COMMISSION EXPIRES: My Commission Expires: November 21, 2012

RHONDA NORFLEET STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Property Address: 6928 SCARLET RIDGE DRIVE, BRENTWOOD, TN 37027
Parcel # 181-10-A-169.00CO
PROPERTY OWNER AND RESPONSIBLE PARTY FOR PAYMENT OF TAXES:
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2004-17CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-17CB
c/o Bank of America, 1200 North French Street, Bracebridge IV, Wilmington, DE 19884

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ 280,854.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2011.

Notary Public
My Commission Expires: 8-22-2012

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 8-22-2012