BILL GARRETT, Davidson County
Trans:T20110081583 DEEDWARRSP
Recvd: 12/27/11 11:10 4 pgs
Fees:23.00 Taxes:411.63
20111227-0100680

Commitment Number: 2868440
Seller's Loan Number: 11-0061652

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

Tax Bill:
PrimeLending
18111 Preston Rd, #900
Dallas, TX 75252

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner Mail Tax Statements To:
Kimberly Seepaul, 105 DORCHESTER CT., GOODLETTSVILLE, TN 37072-2105

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
02606004800

SPECIAL/LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of the December 6, 2011, by and between **The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certifcateholders CWALT, Inc., Alternative Loan Trust 2007-16CB Mortgage Pass-Through Certificates, Series 2007-16CB**, whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for $111,250.00 (One Hundred and Eleven Thousand Two Hundred and Fifty Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Kimberly Seepaul**, hereinafter grantee, party of the second part, whose tax mailing address is **105 DORCHESTER CT., GOODLETTSVILLE, TN 37072-2105**, the real property described in the Attached Exhibit A:

WITNESSETH: That for and in consideration $111,250.00 (One Hundred and Eleven Thousand Two Hundred and Fifty Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, 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 as set forth in the Attached Exhibit A.

The signature of The Bank of New York Mellon FKA teh Bank of New York, as Trustee for the Certificate holders CWALT, Inc., Alternative Loan Trust 2007-16CB Mortgage Pass-Through Certificates, Series 2007-16CB are signed by their appointed Attorney-in-fact Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, pursuant to the Power of Attorney recorded in instrument #20111227-0100679 Register's Office for Davidson County, Tennessee.

Said property is commonly known as **105 DORCHESTER CT., GOODLETTSVILLE, TN 37072-2105.**

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

BEING LOT NO. 108 ON THE PLAN OF WINDSOR GREEN, PHASE I, AS RECORD IN BOOK 6250, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON, COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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, its heirs, successors and assigns in fee simple forever.

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

> See Attached Exhibit "B" for Exceptions To Title. If no Attached Exhibit B, there are no Exceptions.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at: ~~20110818~~ ~~XXXXXXXX~~ ~~0062684~~ 20110815-0062684.

Executed by the undersigned on December 6 2011:

The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certifcateholders CWALT, Inc., Alternative Loan Trust 2007-16CB Mortgage Pass-Through Certificates, Series 2007-16CB , By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP. As Attorney in Fact.

By: _____

Name: Lynae Hollins

Its: Asst Vice President

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF Collin

Before me, Marta Quinteros, a Notary Public of said State and County aforesaid, personally appeared **The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certifcateholders CWALT, Inc., Alternative Loan Trust 2007-16CB Mortgage Pass-Through Certificates, Series 2007-16CB , By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP. As Attorney in Fact.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Asst Vice President of _____ the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself as such _____.

Witness my hand and seal, this 6 day of December.

_____
Notary Public

My Commission Expires 9-22-15

MARTA QUINTEROS
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-22-15

Maximum principal indebtedness for Tennessee recording tax purposes is $111,250.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Collin

I; or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $111,250.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 6 day of December, 20 11.

MARTA QUINTEROS
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-22-15

Affiant

Lynae Hollins
Print Name

(Seal)

Notary Public

My commission expires:
9-22-15

Marta Quinteros
Print Name

CTIC# _____