BILL GARRETT, Davidson County
Trans:T20120009673 DEEDWARRSP
Recvd: 02/08/12 12:19 5 pgs
Fees:28.00 Taxes:303.40
20120208-0011313

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Commitment Number: 2936352

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Lorena Mondragon, 1240 Campbell Rd Goodlettsville, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03300014300

SPECIAL WARRANTY DEED

The Grantee(s), or purchaser(s), of the property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

THIS INDENTURE, made and entered into as of the January 27 2012, by and between **The Bank of New York Mellon f/k/a The Bank of New York, as trustee for the Certificateholder of the CWALT,INC., Alternative loan trust 2007-23CB Mortgage pass-through Certificates, Series 2007-23CB**, 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 $82,000.00 (Eighty-Two Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Lorena Mondragon**, hereinafter grantee, party of the second part, whose tax mailing address is **1240 Campbell Rd., Goodlettsville, TN 37072**, the real property described in the Attached Exhibit A:

WITNESSETH: That for and in consideration $82,000.00 (Eighty-Two Thousand 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. Said property is commonly known as **1240 Campbell Rd Goodlettsville, TN 37072**.

Exhibit A

Land in Davidson County, Tennessee, Being Lot No. 19 on the plan of section four, plantation estates, of record in book 4060, page 4* register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot. Being the same property conveyed to the grantor by deed which is being placed of record by instrument no. 200707110082533 in the register's office for Davidson County, TN.

*** (plat page erroneously shown as page 4 in previous deeds)**

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. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

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: **20110617-0046582**

Executed by the undersigned on January 27 2012:

The Bank of New York Mellon f/k/a The Bank of New York, as trustee for the Certificateholder of the CWALT,INC., Alternative loan trust 2007-23CB Mortgage pass-through Certificates, Series 2007-23CB By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP.

By: Lynae Hollins

Name: Lynae Hollins

Its: AVP

STATE OF Texas

COUNTY OF Collin

Before me, Marta Quinteros, a Notary Public of said State and County aforesaid, personally appeared Lynae Hollins its AVP on behalf of **The Bank of New York Mellon f/k/a The Bank of New York, as trustee for the Certificateholder of the CWALT,INC., Alternative loan trust 2007-23CB Mortgage pass-through Certificates, Series 2007-23CB By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP.** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AVP of BANA the within named Grantor, Party of the First Part and Bargainor, a North Carolina corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of BANA Inc., by himself as such AVP.

Witness my hand and seal, this 27 day of January.

Marta Quinteros
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 $82,000.00.
(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 $82,000.00 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 27 day of January, 2012.

Affiant

Lynae Hollins
Print Name

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

(Seal)

Notary Public

My commission expires:
9-22-15

Marta Quinteros
Print Name

CTIC# _____