Commitment Number: 2885674
Seller's Loan Number: 11-0035267

After Recording Return To:

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

Davidson County DEEDWARRSP
Recvd: 02/09/12 16:11 6 pgs
Fees:33.00 Taxes:906.50
20120209-0011827

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:
James Van Vonderen and **Kristina Van Vonderen**, 1974 Saddleback DR Goodlettsville, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
016000279

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the _____, 2011, by and between **The Bank of New York mellon, f/ka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2005-57CB, Mortgage Pass-Through Certificates, Series 2005-57CB,** 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 and **James Van Vonderen** and **Kristina Van Vonderen,** _____, hereinafter grantees, party of the second part, whose tax mailing address is **1974 Saddleback Dr., Goodlettsville, TN 37072,**
WITNESSETH: That for and in consideration $245,000.00 (Two Hundred and Forty-Five 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 **1974 Saddleback Dr., Goodlettsville, TN 37072**.

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 here ditaments 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 afore described 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: **20110511-0036105**

Executed by the undersigned on December 12, 2011:

The Bank of New York mellon, f/ka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2005-57CB, Mortgage Pass-Through Certificates, Series 2005-57CB, 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: Judy Shu

Its: Assistant Vice President

STATE OF ~~ARIZONA~~

COUNTY OF MARICOPA ~~*~~ Judy Shu

Before me, Trisha Mothershed, a Notary Public of said State and County aforesaid, personally appeared ~~The~~ **The Bank of New York mellon, f/ka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2005-57CB, Mortgage Pass-Through Certificates, Series 2005-57CB, 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 AVP of the Bank of New York 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 Judy Shu ~~Inc.~~, by himself as such AVP.

Witness my hand and seal, this 12 day of December 2011.

_____

~~Notary~~ Public

My Commission Expires 5/10/13

TRISHA MOTHERSHED
Notary Public - Arizona
Maricopa County
My Comm. Expires May 10, 2013

TRISHA MOTHERSHED
Notary Public - Arizona
Maricopa County
My Comm. Expires May 10, 2013

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER)

I, NIKKI SMALLWOOD, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $245,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Nikki Smallwood
Affiant

Affiant, NIKKI SMALLWOOD, subscribed and sworn before me this 20 day of DECEMBER, 2011

Sharon R. Gleab
Notary Public

My commission expires: 2/2/12

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Gleab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2012
Member, Pennsylvania Association of Notaries

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF SADDLEBACK FARMS OF RECORD IN PLAT BOOK 9700, PAGE 332, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

True Copy Certification

I, Kara Crees, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)