This instrument prepared by and (MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1150BATN
Property ref: 205 SHEPHERD HILLS DRIVE, MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20120010173 DEEDWARRSP
Recvd: 02/10/12 08:46 5 pgs
Fees:28.00 Taxes:233.10
20120210-0011887

SPECIAL WARRANTY DEED

Send tax bills to: 205 SHEPHERD HILLS DRIVE, MADISON, TN 37115
Name and address of new owner: TERRY G BAILEY and SUSAN C BAILEY-
205 SHEPHERD HILLS DRIVE, MADISON, TN 37115
Map parcel number: 03407003000

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

The Bank of New York Mellon fka the Bank of New York, as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2006-12CB, Mortgage Pass-Thru Certificates Series 2006-12CB,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

TERRY G BAILEY and SUSAN C BAILEY,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The Grantee(s), of the real property described herein may not re-sell, record an additional conveyance document, or otherwise transfer title to the real property described herein within 60 days following execution of this Special Warranty Deed.

Witness our hand this 31ST day of January, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

The Bank of New York Mellon fka the Bank of New York, as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2006-12CB, Mortgage Pass-Thru Certificates Series 2006-12CB By Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP as its attorney in fact

By: _____
Its: Irene Carrillo

By: _____
Its: Susan Shambre

State of ARIZONA
County of MARICOPA

(For signer #1)
Personally appeared before me, Judy Shu (name of notary public), Notary Public, Irene Carrillo (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

(For signer #2)
Additionally, personally appeared before me, Judy Shu (name of notary public), Notary Public, Susan Shambre (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31ST day of January, 2012.

_____
Notary Public
My commission expires: AUGUST 20, 2015
(Affix Seal)

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

SEE EXHIBIT B FOR POWER OF ATTORNEY

Exhibit "A"

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLAN OF SHEPHERD HILLS, SECTION 1, AS OF RECORD IN BOOK 2331, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 19 FRONTS 112 FEET ON THE EASTERLY SIDE OF SHEPHERD HILLS DRIVE AND RUNS BACK 415 FEET ON THE SOUTHERLY LINE AND 450 FEET ON THE NORTHERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 117.6 FEET.

Source of title

_____ Trustee's Deed or
x Substitute Trustee's Deed or
_____ Warranty Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20111123-0091722
County of Davidson, TN

RECORD AND RETURN
BAC LOANS
2505 W. CHANDLER BLVD
CHDLR- D30
CHANDLER, AZ 85224

EXHIBIT "B"

Instrument# 2009-188658 # 1
Book: 6395
Page: 1490
Diane M. Matousek
Volusia County, Clerk of Court

POWER OF ATTORNEY

The undersigned, as Trustee under the Pooling and Servicing Agreements (as defined below) hereby constitutes and appoints BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP and its authorized officers (collectively, "CHL Servicing") and each of them, its true and lawful attorneys-in-fact and agents, with full powers of substitution and resubstitution, for and in its name, place and stead, in any and all capacities, for the limited purpose of executing and recording any and all documents necessary to effect (i) a foreclosure of a Mortgage Loan, (ii) the disposition of an REO Property, (iii) an assumption agreement or modification agreement or supplement to the Mortgage Note, Mortgage, or deed of trust, and (iv) a reconveyance, deed of reconveyance or release or satisfaction of mortgage or such instrument releasing the lien of a Mortgage in connection with the transactions contemplated in those certain Pooling and Servicing Agreements (the "Pooling and Servicing Agreement") by and among the undersigned, CHL Servicing, CHL, and CWALT, Inc. The undersigned also grants unto said attorneys-in-fact and agents, and each of them, the full power and authority to do and perform each and every act and thing requisite and necessary to be done in and about the premises, as fully to all intents and purposes as might or could be done in person to effect items (i), (ii) and (iii) above, hereby ratifying and confirming all that said attorneys-in-fact and agents or any of them, or their substitutes, may lawfully do or cause to be done by virtue hereof. Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Pooling and Servicing Agreements.

THE BANK OF NEW YORK MELLON, as Trustee

Witness: _____
Kaitlyn F. McEvoy

By: _____
William Herrmann
Vice President

Witness: _____
Corrie Wagner

By: _____
Melissa J. Adelson
Managing Director

STATE OF: New York
COUNTY OF: Queens

On the 29th day of July, 2009, before me Norman Yu, a Notary Public in and for said, personally appeared William Herrmann, known to me to be as a Vice President, and Melissa J. Adelson, known to me be a Managing Director of the Bank of New York Mellon, a New York banking corporation that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of said New York banking corporation and acknowledged to me that such New York banking corporation executed the within instrument.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.

_____
Notary Public

Norman Yu
NOTARY PUBLIC
STATE OF NEW YORK
Qualified in Queens County
LIC# 01YU6183731
COMM. EXP. 3-24-2012

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 63,000.00

Affiant

Subscribed and sworn to before me this the 14th day of February 2012

Notary Public

My commission expires:
(Affix Seal)

