BILL GARRETT, Davidson County
Trans:T20120029775 DEEDWARRSP
Recvd: 04/24/12 09:15 5 pgs
Fees:28.00 Taxes:740.00
20120424-0034861

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# 1154batn
Property ref: 6928 SCARLET RIDGE DRIVE, BRENTWOOD, TN 37027

SPECIAL WARRANTY DEED

Send tax bills to: Matt Horner- 3600 Hillsboro Road Apt. H4, Nashville, TN. 37215

Name and address of new owner: Matt Horner- 3600 Hillsboro Road Apt. H4, Nashville, TN. 37215

Map parcel number: 181-10-0A-169.00

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, f/k/a 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,

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

MATTHEW HORNER, aka MATT HORNER

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.

Witness our hand this 26th 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, f/k/a 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

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: Cory Klapperich, Assistant Vice President

By: _____
Its: Lupe Zapata, Assistant Vice President

State of ARIZONA
County of MARICOPA

(For signer #1)
Personally appeared before me, Bobby McCarther (name of notary public), Notary Public, Cory Klapperich (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, Bobby McCarther (name of notary public), Notary Public, Lupe Zapata (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 26th day of January, 2012.

_____
Notary Public Bobby McCarther
My Commission Expires: 07/06/12
Affix seal

BOBBY MCCARTHER
Notary Public - Arizona
Maricopa County
My Commission Expires
July 6, 2012

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is 200,000.00.

Affiant

Subscribed and sworn to me before this the 27th day of February, 2012.

Notary Public

My commission expires:
(Affix Seal)

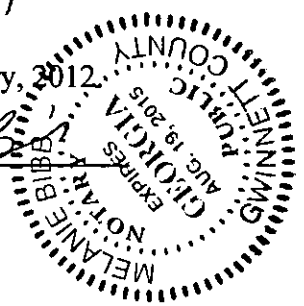


Exhibit "A"

Legal Description

Being Lot Number 423 on the Plan of Final Plat Phase Four, Autumn Oaks Subdivision of record in instrument No. 20020523-0062903, Register's Office for Davidson County, Tennessee, to which reference is hereby more complete description.

Source of title

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

Recording information:
Deed Book , Page ; or
Instrument Number 201110240082691
County of Davidson, TN

1035524 9/8/2011 11:39 AM Tiffany Lee Parker
2 of 2 POA R$16.00 D$0.00 Laplata County Clerk

RECORD AND RETURN
BANK OF AMERICA
2505 W CHANDLER BLVD
CHDLR-D3
CHANDLER, AZ 85224

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 F/K/A
THE BANK OF NEW YORK, as Trustee

Witness: _____
Francesco D'Andrea

By: _____
Michael Cerchio
Vice President

Witness: _____
Christian Davi

By: _____
Harold P. Fudali
Managing Director

STATE OF: New York
COUNTY OF: Queens

On the 22nd day of March, 2011, before me Norman Yu, a Notary Public in and for said, personally appeared Michael Cerchio, known to me to be as a Vice President, and Harold P. Fudali, 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