BILL GARRETT, Davidson County
Trans:T20120029845 DEEDWARRSP
Recvd: 04/24/12 10:29 4 pgs
Fees:23.00 Taxes:710.40
20120424-0034959

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# 1177BATN
Property ref: 8905 LYMAN LANE, NASHVILLE, TN 37013

SPECIAL WARRANTY DEED

Send tax bills to: Tim Johnson & Jennifer Johnson 116 Trinity Rd. Franklin, Tn. 37067
Name and address of new owner: Tim Johnson & Jennifer Johnson 116 Trinity Rd. Franklin, Tn. 37067
Map parcel number: 173-09-0A-536.00

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 FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-24CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-24CB,

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

M. TIM THOMPSON and JENNIFER J THOMPSON,

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 24th day of February, 20 12, 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 2006-24CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-24CB

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: Lindsey Mullarkey, AVP

By: _____
Its: Shellet Chip, AVP

State of Arizona
County of Maricopa

(For signer #1)
Personally appeared before me, Sandra Lopez (name of notary public), Notary Public, Lindsey Mullarkey, AVP (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, Sandra Lopez (name of notary public), Notary Public, Shellet Chip, AVP (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 24th day of February, 20 12.

_____
Notary Public
My commission expires: 7/26/2015
(Affix Seal)

SANDRA LOPEZ
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
July 26, 2015

Exhibit "A"

Legal Description

Land in Davidson County, Tennesee,being Lot No. 471 on the plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete and accurate description.

Source of title

_____ Trustee's Deed or
___X__ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20110929-0075428
County of DAVIDSON , TN

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 192,000.00 .

Affiant

Subscribed and sworn to before me this the 30th day of March 2012

Notary Public

My commission expires:
(Affix Seal)

SHARILYN WAGNER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Comm. Expires June 1, 2012