BILL GARRETT, Davidson County
Trans:T20120030584 DEEDWARRSP
Recvd: 04/26/12 11:21 3 pgs
Fees:18.00 Taxes:391.83
20120426-0035777

This instrument prepared by:
Vicky Kinnard
First American Title
2750 Chancellorsville Drive
Tallahassee, Florida 32312
(877)928-4853

File No.: **9909-3938495**

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this JANUARY 30th, 2012, by and between **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 N.A., successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact, party of the first part, and **Theresa Franklin-Hill**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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, situated and being in the City of **ANTIOCH**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NUMBER 55 ON THE PLAN OF A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) PHASE 2, SMITH SPRINGS TOWNHOMES, REVISION 1, OF RECORD IN INSTRUMENT NUMBER 20010629-0068937, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20110913-0070943** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **136150B06300CO**

x Improved OR
Unimproved property located at: **3401 ANDERSON ROAD 55, ANTIOCH, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

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 to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

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

Mary Lepine, AVP
by: Bank of America N.A., successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact

****

Owner's Name: **Theresa Franklin-Hill**

and Address: **3401 ANDERSON ROAD 55**
ANTIOCH, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Theresa Franklin-Hill
3401 Anderson Road 55
Antioch, TN 37013

State of TEXAS

County of COLLIN

Before me, Cindy Ton (name of notary public) of the State and County mentioned, personally appeared Mary Lepine with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be AVP (president or other officer authorized to execute the instrument) of **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 N.A., successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

Witness my hand and Seal at office in this 30th day of JANUARY, 2012.

Notary Public Cindy Ton

My Commission Expires: _____

CINDY TON
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-01-15

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, ~~whichever is greater,~~ is **$105,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Pennie Clayton, AVP

Subscribed and sworn to before me this _____.

Notary Public

My Commission Expires: _____

CINDY TON
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-01-15