Davidson County DEEDWARRSP
Recvd: 05/11/12 11:22 7 pgs
Fees:38.00 Taxes:192.40
20120511-0041028

Commitment Number: 2981113
Seller's Loan Number: 12-0017629

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Constantin Gheorghe and **Elisabta G. Gheorghe**, 2931 Lakeland DR Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 09614005800.

SPECIAL WARRANTY DEED

The Grantee(s), or purchaser(s), of the property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

THIS INDENTURE, made and entered into as of the April 17., 2012, by and between **The Bank of New York Mellon F/K/A The Bank of New York as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-18CB, Mortgage Pass-through Certificates, Series 2007-18CB,** 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 **Constantin Gheorghe** and **Elisabta G. Gheorghe**, hereinafter grantees, party of the second part, whose tax mailing address is **2931 Lakeland DR Nashville, TN 37214**.

WITNESSETH: That for and in consideration $52,000.00 (Fifty-Two 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 **2931 Lakeland DR Nashville, TN 37214**.

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 405, CLOVERHILL, SECTION NO. VII AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 92, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO PETER ANTHES, MARRIED, AND NEIL ANTHES, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP IN DEED DATED MAY 9, 2007, RECORDED IN INSTRUMENT NO. 20070516-0058605, IN REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 hereditaments 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 aforedescribed 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: **20120201-0008922**

Executed by the undersigned on April 17, 2012:

The Bank of New York Mellon F/K/A The Bank of New York as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-18CB, Mortgage Pass-through Certificates, Series 2007-18CB, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, As Its Attorney in Fact.

By: Lynae Mop

Name: Lynae Hollins

Its: AVP

A Power of Attorney relating to the above described property was recorded on 12/27/2011 at Document Number: 201112270100679.

STATE OF Texas

COUNTY OF Collin

Before me, Marta Quinteros, a Notary Public of said State and County aforesaid, personally appeared Lynae Hollins its AVP on behalf of **The Bank of New York Mellon F/K/A The Bank of New York as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-18CB, Mortgage Pass-through Certificates, Series 2007-18CB, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, As its 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 BANA the within named Grantor, Party of the First Part and Bargainor, a North Carolina corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of BANA Inc., by himself as such AVP,.

Witness my hand and seal, this 17 day of April.

Notary Public My Commission Expires_____

MARTA QUINTEROS
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-22-15

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 $52,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant

Affiant, NIKKI SMALLWOOD, subscribed and sworn before me this 24 day of APRIL, 2012

Notary Public

My commission expires: 2-2016

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2016
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

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)