STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater or this transfer is $147,000.00.

Affiant

Subscribed and sworn to before me this 18th day of May, 2012.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 4-23-14

File No. G12-4393D

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James H. Jarrett (NAME)	New Owner (NAME)	75-11-A-44CO
1249 Andrew Donelson Drive (STREET ADDRESS)	\\ (STREET ADDRESS)	BILL GARRETT, Davidson County Trans:T20120038323 DEEDWARRSP Recvd: 05/24/12 13:31 2 pgs Fees:13.00 Taxes:543.90 20120524-0045169
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	\ (CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-25CB, Mortgage Pass-Through Certificates, Series 2006-25CB** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **James H. Jarrett,** a married man ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of HERITAGE MEADOWS, PHASE TWO, as shown by plat of record in Plat Book 9700, Page 525, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-25CB, Mortgage Pass-Through Certificates, Series 2006-25CB from Recontrust Company, NA, as Substitute Trustee, by Trustees Deed dated January 12, 2012, as Instrument No. 20120117-0004308, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2011 taxes have been paid by the Grantor. The current year's taxes have been prorated between the Grantor and Grantee. Any future taxes will be assumed by the Grantee herein.

THE GRANTEE(S), OR PURCHASER(S), OF THE PROPERTY MAY NOT RE-SELL, RECORD ADDITIONAL CONVEYANE DOCUMENT, OR OTHERWISE TRANSFER TITLE TO THE PROPERTY WITHIN 60 DAYS FOLLOWING THE GRANTORS EXECUTION OF THIS DEED.

This is improved property known as 1249 Andrew Donelson Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 18th day of May, 2012.

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-25CB, Mortgage Pass-Through Certificates, Series 2006-25CB

By: _____

Its: Shanda Kreuzer, Assistant Vice President

STATE OF Tennessee} AZ
COUNTY OF Davidson} Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shanda Kreuzer, AVP for The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2006-25CB, Mortgage Pass-Through Certificates, Series 2006-25CB, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of May, 2012.

My Commission Expires: 9/14/15 _____

Notary Public

TODD GABERT
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
September 14, 2015

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066