BILL GARRETT, Davidson County
Trans:T20120041558 DEEDWARRSP
Recvd: 06/06/12 08:59 5 pgs
Fees:28.00 Taxes:148.00
20120606-0049230

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-120500143S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Hung Chen	SEND TAX BILL TO: Hung Chen	MAP/PARCEL NUMBERS: 082-07-0-517.00
(Name) c/o 108 Bill Meadow D	(Name) c/o 108 Bill Meadow Dr	
(Address) Nashville, TN 37211	(Address) Nashville, TN 37211	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration 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 2005-7CB, Mortgage Pass-Through Certificates, Series 2005-7CB, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Hung Chen, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 840 Joseph Avenue, Nashville, TN, 37207, in Davidson County, Tennessee, described in Exhibit A attached hereto.

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.

TO HAVE AND TO HOLD said real estate, with the appurtenances, 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 in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors 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 Grantor, by no others.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the JUDY SHU AVP the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of 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 2005-7CB, Mortgage Pass-Through Certificates, Series 2005-7CB by Bank of America N.A. successor by merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP as Attorney In Fact

By: _____

Name: Judy Shu

AVP

Its: _____

State of AZ

County of MARICOPA

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Judy Shu who acknowledged to me that she/he is AVP (Title of person signing) of Bank Of America NA (Name of Company), the attorney-in-fact for The Bank of New York Mellon FKA The Bank of New York, As Trustee For The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-7CB, Mortgage Pass-Through Certificates, Series 2005-7CB, and that in its capacity as attorney-in-fact for The Bank of New York Mellon FKA The Bank of New York, As Trustee For The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-7CB, Mortgage Pass-Through Certificates, Series 2005-7CB she/he executed, signed and delivered the above and foregoing instrument after having been authorized by The Bank of New York Mellon FKA The Bank of New York, As Trustee For The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-7CB, Mortgage Pass-Through Certificates, Series 2005-7CB and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 18 day of May, 2012.

Notary Public

My Commission Expires: 5/10/13

TRISHA MOTHERSHED
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
May 10, 2013

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00.

Michelle Brennan
Affiant

Subscribed and sworn to before me this May 21st, 2012.

Carol W Hart
Notary Public

My Commission Expires: 12-1-2012

CAROL W. HART
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

RE: 840 Joseph Avenue, Nashville, TN 37207

EXHIBIT "A"

Being Lot No. 18 on the plan of The Nashville Housing Authority Subdivision No. 1, of record in Book 3700, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York, As Trustee For The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-7CB, Mortgage Pass-Through Certificates, Series 2005-7CB by Substitute Trustee's Deed recorded 4/5/12, instrument no. 20120405-0029099, in the Register's Office for Davidson County, Tennessee.

RE: 840 Joseph Avenue, Nashville, TN 37207

SPECIAL WARRANTY DEED

EXHIBIT "B"

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property"):

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 840 Joseph Avenue, Nashville, TN 37207