#974 - Southern Land Title
PO Box 217, Nolensville, TN 37135

This instrument prepared by:
Vicky Kinnard
First American Title
1510 Airport Blvd., Suite 2
Pensacola, Florida 32504
(850)466-4520

File No.: **9909-4009639**

BILL GARRETT, Davidson County
Trans:T20120043349 DEEDWARRSP
Recvd: 06/12/12 13:56 3 pgs
Fees:18.00 Taxes:545.75
20120612-0051433

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this April 18, 2012, by and between **The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-35CB, Mortgage Pass-Through Certificates, Series 2006-35CB**, party of the first part, and **Adam Bryan,** party of the second part, *unmarried

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 **Brentwood**, County of **Williamson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 1 ACCORDING TO A SURVEY MADE BY E.L. MILLER JR. AND COMPANY DATED APRIL 20, 1965, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF NOLENSVILLE ROAD, SAID POINT BEING 1909.7 FEET NORTHWESTERLY FROM THE CENTER LINE OF THE INTERSECTION OF CONCORD ROAD AND NOLENSVILLE ROAD, SAID POINT ALSO BEING THE COMMON FRONT CORNER OF TRACT NO; 1 AND TRACT NO.2; THENCE LEAVING SAID NOLENSVLLLE ROAD S 43 DEGREES 15 MINUTES W 462 FEET TO A POINT IN THE CENTERLINE OF MILL CREEK: THENCE WITH SAID CENTERLINE NORTH 17 DEGREES 30 MINUTES W 61 FEET TO A POINT; N 22 DEGREES 30 MINUTES W 190 FEET TO A POINT; THENCE LEAVING SAID CREEK, N 45 DEGREES 35 MINUTES E 365' TO A POINT IN THE NORTHWESTERLY MARGIN OF NOLENSVILLE ROAD; THENCE WITH SAID MARGIN S 44 DEGREES 30 MINUTES E 210 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0 ACRES. MORE OR LESS.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20110721-0055829** 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 # **181-00-0-006.00**

POA of record in Instrument No. 20120612005432

X Improved OR
Unimproved property located at: **6655 NOLENSVILLE RD, Brentwood, Tennessee 37027**

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.

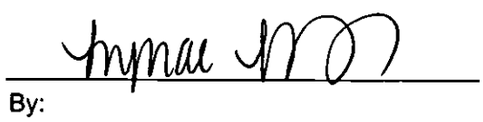
The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the 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, f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-35CB, Mortgage Pass-Through Certificates, Series 2006-35CB

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



By:

****

Owner's Name: **Adam Bryan**

and Address: **6655 NOLENSVILLE RD**
Brentwood, TN 37027

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Adam Bryan
6655 Nolensville Rd.
Brentwood, TN 37027

State of Texas

County of Collin

Before me, William D. Owens (name of notary public) of the State and County mentioned, personally appeared Lynae Hollins with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be _____ (president or other officer authorized to execute the instrument) of **The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-35CB, Mortgage Pass-Through Certificates, Series 2006-35CB** 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).

WILLIAM D OWENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-07-15

Witness my hand and Seal at office in this April 18, 2012.

Notary Public

My Commission Expires: _____

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 **$147,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this April 18, 2012.

Notary Public

My Commission Expires: _____

WILLIAM D OWENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-07-15