BILL GARRETT, Davidson County
Trans:T20120045571 DEEDWARRSP
Recvd: 06/20/12 12:47 5 pgs
Fees:28.00 Taxes:1017.50
20120620-0054097

Commitment Number: 2974230
Seller's Loan Number: 11-0122001

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:
Jennifer Braswell and **Mark Braswell**, 7365 Riverfront DR Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 126 16 0A 568.00.

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 5, 2012, by and between **The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the SWALT, Inc., Alternative Loan Trust 2006-33CB, Mortgage Pass-Through Certificates, Series 2006-33CB,** 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 **Jennifer Braswell** and **Mark Braswell, wife and husband** hereinafter grantees, party of the second part, whose tax mailing address is **7365 Riverfront DR Nashville, TN 37221**.

WITNESSETH: That for and in consideration $275,000.00 (Two Hundred and Seventy-Five 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 **7365 Riverfront DR Nashville, TN 37221**.

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, TN BEING LOT NO. 203, ON THE PLAT OF FINAL PLAT OF RIVERWALK, PHASE 4A, OF RECORD IN INSTRUMENT NO. 20060214-0017733, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

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: **20111115-0089155**

Executed by the undersigned on April 5, 2012:

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-33CB, Mortgage Pass-Through Certificates, Series 2006-33CB, 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.

*POA Recorded on 2/17/12 Instrument #20120217001 9356

By: _____

Name: Cory Klapperich

Its: Assistant Vice President

STATE OF ARIZONA

COUNTY OF MARICOPA

Before me, Bobby McCarther, a Notary Public of said State and County aforesaid, personally appeared Cory Klapperich its Assistant Vice President on behalf of **The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-33CB, Mortgage Pass-Through Certificates, Series 2006-33CB, 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.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Vice President of Bank of America, N.A. the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Bank of America, N.A. by himself as such AVP.

Witness my hand and seal, this 5th day of April, 2012.

_____

Notary Public Bobby McCarther My Commission Expires 07/06/12

BOBBY MCCARTHER
Notary Public - Arizona
Maricopa County
My Commission Expires
July 6, 2012

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 275,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15 day of June, 2012.

Affiant

Jennifer Braswell
Print Name

(Seal)

Notary Public

My commission expires:

5-20-14

John Gleaves
Print Name

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

CTIC# _____