03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $96,000.00

Affiant

Subscribed and sworn to before me this 14th day of June, 2012.

Notary Public
My commission expires: 9/22/14

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

03-1205-37694

Address of New Owner:	Send Tax Bills to:	Tax-Information
Debra McCullough 115 Welshwood Court Goodlettsville TN 37072	PrimeLending, a PlainsCapital 18111 Preston Road, #900 Dallas, TX 75252	026-07-0 062.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bank of New York Mellon**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Debra McCullough**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Windsor Green, Phase I, Section III, of record in Book 6250, Page 46, Register's Office for said County, to which plan 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 of CWALT, Inc., Alternative Loan Trust 2005-50CB, Mortgage Pass-Through Certificate Series 2005-50CB, by Substitute Trustee's Deed from Recontrust Company, N.A., as Substitute Trustee, dated January 9, 2012, recorded January 17, 2012, in Instrument No. 20120117-0004309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 115 Welshwood Court, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120045707 DEEDWARR
Recvd: 06/20/12 15:33 2 pgs
Fees:13.00 Taxes:355.20
20120620-0054233

WITNESS my hand this 13 day of June, 2012.

Bank of New York Mellon

By: _____
Todd Gabert, AVP

its _____

State Of AZ
County Of Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Todd Gabert, AVP, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the AVP of Bank of New York Mellon, the within named bargainor, and that he/she is authorized by Bank of New York Mellon to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 13 day of June, 2012.

_____
Notary Public Shanda Kreuzer

My Commission expires: 4-17-16

SHANDA KREUZER
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
April 17, 2016