BILL GARRETT, Davidson County
Trans:T20120056928 DEEDWARRSP
Recvd: 08/02/12 09:25 2 pgs
Fees:13.00 Taxes:407.00
20120802-0068297

S&K #: 12-032582

SPECIAL WARRANTY DEED

THIS DEED, between The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-39CB, Mortgage Pass-Through Certificates, Series 2006-39CB, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Augustine Fithingmow, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 172, Section One, Hallmark Subdivision, as shown on Plat of record in Instrument Number 20050315-0028142, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20061016-0127942 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120222-0015114, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

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 Grantor's execution of this Deed.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate holders of the CWALT, Inc., Alternative Loan Trust 2006-39CB, Mortgage Pass-Through Certificates, Series 2006-39CB

By: Bank of America N.A., its attorney in fact

By: _____

Title: Brian Tantillo, AVP

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Tantillo, AVP an officer or authorized signatory of Bank of America N.A., the Attorney in Fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate holders of the CWALT, Inc., Alternative Loan Trust 2006-39CB, Mortgage Pass-Through Certificates, Series 2006-39CB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, being authorized so to do, executed the within instrument for the purposes therein contained and who further acknowledged that he/she is an officer or authorized signatory of Bank of America N.A., the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 24th day of July, 2012.

NOTARY PUBLIC

JENNIFER NEVILLE
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
March 27 2016

My Commission Expires: 03-27-2016

STATE OF AZ
COUNTY OF Maricopa

I 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 $110,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Brian Tantillo, AVP

Subscribed and sworn to before me this the 24th day of July, 2012.

JENNIFER NEVILLE
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
March 27 2016

Notary Public

My commission expires: 03-27-2016

Property Address: 877 Pin Oak Drive, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Augustine Fithingmow
877 Pin Oak Dr.
Antioch, TN 37013

Map & Parcel 164080A035.00

THIS INSTRUMENT PREPARED BY:
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