BILL GARRETT, Davidson County
Trans:T20120057436 DEEDWARRSP
Recvd: 08/03/12 10:36 5 pgs
Fees:28.00 Taxes:555.00

20120803-0068964

This instrument prepared by and
(MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1477BATN
Property ref: 760 WEDGEWOOD AVE APT 307, NASHVILLE, TN 37203

SPECIAL WARRANTY DEED

Send tax bills to: KEVIN WILSON-760 WEDGEWOOD AVE APT 307, NASHVILLE, TN 37203

Name and address of new owner: KEVIN WILSON-760 WEDGEWOOD AVE APT 307, NASHVILLE, TN 37203

Map parcel number: 105100C30700CO

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

THE BANK NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

KEVIN WILSON,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, 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 hereinafter.

We further covenant and bind ourselves, our heirs 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 the grantor.

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.

Witness our hand this 11TH day of JUNE, 20 12, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE BANK NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB

By Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP as its attorney in fact

By: _____
Its: AUSTIN ALBURTIS, AVP

By: _____
Its: HAYLEY M. MCKEEFER, AVP

SEE EXHIBIT B FOR POWER OF ATTORNEY

State of TEXAS
County of COLLIN

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, AUSTIN ALBURTIS, AVP (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of THE BANK NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB and that he executed the same as the free act and deed of said THE BANK NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB.

(For signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, HAYLEY M. MCKEEFER, AVP (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of THE BANK NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB and that he executed the same as the free act and deed of said THE BANK NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB.

Witness my hand, at office, this 11TH day of JUNE, 20 12.

_____
Notary Public RUSSELL W. BLACK
My Commission Expires: 2/8/16
Affix seal

RUSSELL W BLACK
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-08-16

Exhibit "A"

Legal Description

A CERTAIN CONDOMINIUM UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 307 OF WEDGEWOOD PARK, A CONDOMINIUM, AS SET FORTH IN THE MASTER DEED ESTABLISHING WEDGEWOOD PARK OF RECORD AS INSTRUMENT NO. 20050510-0052804, AS AMENDED BY INSTRUMENT NO. 20060216-0019060, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET SEQ,. AS AMENDED, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SHOWN ON EXHIBIT "E 3" OF SAID MASTER DEED, AS AMENDED; SAID UNIT 307 ALSO BEING SHOWN AS PART OF EXHIBITS "E 1" AND "E 2" OF MASTER DEED, AS AMENDED.

Source of title

_____ Trustee's Deed or
__X_ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20120216-0013624
County of DAVIDSON , TN

EXHIBIT "B"

RECORD AND RETURN
BAC OANS
2505 W. CHANDLER BLVD
CHDLR- D30
CHANDLER, AZ 85224

POWER OF ATTORNEY

The undersigned, as Trustee under the Pooling and Servicing Agreements (as defined below) hereby constitutes and appoints BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP and its authorized officers (collectively, "CHL Servicing") and each of them, its true and lawful attorneys-in-fact and agents, with full powers of substitution and resubstitution, for and in its name, place and stead, in any and all capacities, for the limited purpose of executing and recording any and all documents necessary to effect (i) a foreclosure of a Mortgage Loan, (ii) the disposition of an REO Property, (iii) an assumption agreement or modification agreement or supplement to the Mortgage Note, Mortgage, or deed of trust, and (iv) a reconveyance, deed of reconveyance or release or satisfaction of mortgage or such instrument releasing the lien of a Mortgage in connection with the transactions contemplated in those certain Pooling and Servicing Agreements (the "Pooling and Servicing Agreement") by and among the undersigned, CHL Servicing, CHL, and CWALT, Inc. The undersigned also grants unto said attorneys-in-fact and agents, and each of them, the full power and authority to do and perform each and every act and thing requisite and necessary to be done in and about the premises, as fully to all intents and purposes as might or could be done in person to effect items (i), (ii) and (iii) above, hereby ratifying and confirming all that said attorneys-in-fact and agents or any of them, or their substitutes, may lawfully do or cause to be done by virtue hereof. Any capitalized term not otherwise defined herein shall have the meaning assigned to such term in the Pooling and Servicing Agreements.

THE BANK OF NEW YORK MELLON F/K/A
THE BANK OF NEW YORK, as Trustee

Witness: _____
Kaitlyn F. McEvoy

By: _____
William Herrmann
Vice President

Witness: _____
Corrie Wagner

By: _____
Melissa J. Adelson
Managing Director

STATE OF: New York
COUNTY OF: Queens

On the 30th day of September, 2009, before me Norman Yu, a Notary Public in and for said, personally appeared William Herrmann, known to me to be as a Vice President, and Melissa J. Adelson, known to me be a Managing Director of the Bank of New York Mellon, a New York banking corporation that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of said New York banking corporation and acknowledged to me that such New York banking corporation executed the within instrument.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.

_____
Notary Public

Norman Yu
NOTARY PUBLIC
STATE OF NEW YORK - NEW
Qualified in Queens County
LIC# 01YU6189731
COMM. EXP. 3-24-2012

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00.

Antonia Diggins
Affiant

Subscribed and sworn to before me this the 27 day of July 2012.

Notary Public

My commission expires:
(Affix Seal)

SHARILYN WAGNER NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES June 1, 2016