Davidson County DEEDWARRSP
Recvd: 12/13/12 10:25 6 pgs
Fees:33.00 Taxes:444.00
20121213-0114815

Commitment Number: 3058174
Seller's Loan Number: 5166478

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
ServiceLink
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
Salvador Lara and Olivia Lara
605 Gaylemore Dr.
Goodlettsville, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
012-03-0-027.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 11-1-12, 2012, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-4CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4CB,** 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, for **$120,000.00(One Hundred, Twenty Thousand Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to **Salvador Lara-Quintana and Oliva G. Lara, husband and wife,** hereinafter grantee, party of the second part, whose tax mailing address is **605 Gaylemore Dr., Goodlettsville, TN 37072**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$120,000.00(One Hundred, Twenty 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 **605 Gaylemore Dr., Goodlettsville, TN 37072.**

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.

Executed by the undersigned on November 1st, 2012:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-4CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4CB 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

By: _____

Print Name: Nubia Escobar

Its: AVP

A Power of Attorney relating to the above described property was recorded on September 8, 2011 at LaPlata County Clerk of Courts, LaPlata County, Colorado

STATE OF TEXAS
COUNTY OF Collin

The foregoing instrument was acknowledged before me on November 1st, 2012 **by** Nubia Escobar, AVP **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-4CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4CB 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** who is personally known to me ~~or has produced~~ xxxxxxxxxxxxxxxxxxxx ~~as identification~~, and furthermore, the aforementioned person has acknowledged that ~~his~~/her signature was ~~his~~/her free and voluntary act for the purposes set forth in this instrument.

_____ Jennifer Green
Notary Public Jennifer Green
My comm exp: 10-2-13

JENNIFER GREEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER)

I, DEBORAH KISS, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $120,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant

Affiant, DEBORAH KISS, subscribed and sworn before me this 27 day of NOVEMBER, 2012.

Notary Public

My commission expires: 5/4/2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being Lot No. 28 on the Plan of Grizzard Manor Subdivision, Section 2, as of record in Book 4660, Page 17, said Register's Office.

Said Lot No. 28 fronts a total of 192.8 feet on the Northwesterly side of Gaylemore Drive and runs back 268.7 feet on the Southwesterly line and 344.4 feet on the Northeasterly line to a line in the rear which measures 108.4 feet thereon.

Being the same property as conveyed from RECONTRUST COMPANY, N.A. to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-4CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4CB, as described in Document No. 20120927-0087947, Recorded 09/27/2012 in Davidson County Records.

True Copy Certification

I, Kara Crees, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)