| | |
|---|---|
| Davidson County | DEEDWARRSP |
| Recvd: 01/10/13 12:45 | 6 pgs |
| Fees:33.00 Taxes:329.30 | |
| 20130110-0003297 | |

Commitment Number: 2988956
Seller's Loan Number: 912554

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:**
**Alicia Williams**, 8000 Greenbrier Dr, Joelton TN 37080

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**009-00-0-159.00**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 8-15, 2012, by and between **The Bank of New York Mellon, FKA The Bank of New York, as Trustee for the Certificateholders of CWALT INC, Alternative Loan Trust 2004-30CB, Mortgage Pass - Through Certificates, Series 2004-30CB**, 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 **Alicia Williams**, hereinafter grantee, party of the second part, whose tax mailing address is **8000 Greenbrier Dr, Joelton TN 37080**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $89,000.00 (Eighty-Nine 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 **8000 Greenbrier Dr, Joelton TN 37080.**

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: **20120201-0009023**

**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 the Grantor's execution of this Deed.**

Executed by the undersigned on August 15, 2012:

**The Bank of New York Mellon, FKA The Bank of New York, as Trustee for the Certificateholders of CWALT INC, Alternative Loan Trust 2004-30CB, Mortgage Pass - Through Certificates, Series 2004-30CB 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:** _____

**Name:** Lupe Zapata

**Its:** Assistant Vice President

A Power of Attorney relating to the above described property was recorded on 12/27/2011 at Document Number: 20111227-0100679.

STATE OF ARIZONA

COUNTY OF MARICOPA

Before me, Roseanne Silvestro, a Notary Public of said State and County aforesaid, personally appeared Lupe Zapata its AVP on behalf of **The Bank of New York Mellon, FKA The Bank of New York, as Trustee for the Certificateholders of CWALT INC, Alternative Loan Trust 2004-30CB, Mortgage Pass - Through Certificates, Series 2004-30CB, 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~~ herself to be AVP of Bank of America, N.A. the within named Grantor, Party of the First Part and Bargainor, a Bank corporation, and that ~~he~~ she as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Lupe Zapata Inc., by ~~himself~~ herself as such AVP.

Witness my hand and seal, this 15th day of August, 2012.

_____
Notary Public

ROSEANNE SILVESTRO
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
August 5, 2015

My Commission Expires August 5, 2015

# OATH OF VALUE

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Beaver )

I, Amy Vogel,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 89,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy Vogel

Affiant, Amy Vogel, subscribed and sworn before me this 31st day of December, 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 situate in the County of Davidson and State of Tennessee being known and designated as follows: Land in Davidson County, Tennessee, being Lot No. 1 of the Michael P. Adams Subdivision, of record in Book 6050, Page 135, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Beginning at an iron pin in the easterly margin of Greenbrier Road, said pin being the northwest corner of the property conveyed to Glen R. Moore by Deed of record in Book 3317, Page 473, Register's Office for Davidson County, Tennessee; thence, with the easterly margin of Greenbrier Road, North 0 deg. 34 min. 48 sec. West 162.75 feet to an iron pin; thence, North 84 deg. 52 min. 49 sec. East, 1084.73 feet to a spike in the centerline of Sulphur Creek; thence, with the centerline of Sulphur Fork Creek; South 34 deg. 50 min. 01 sec. West, 151.13 feet to a point; South 19 deg. 00 min. 17 sec. West 121.99 feet to a point, South 28 deg. 21 min. 55 sec. East, 81.96 feet to a spike; thence leaving said Creek, North 87 deg. 00 min. West 993.0 feet to the point of beginning.**

**Being the same property as conveyed from Leslie M. Alford to The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-30CB, Mortgage Pass-Through Certificates, Series 2004-30CB, as described in Doc # 20120201-0009023, Dated 6/15/2011, Recorded 2/1/2012 in DAVIDSON County Records.**

**Tax/Parcel ID: 009-00-0-159.00**

# 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 )