THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: RDC2012103164TN1

QUITCLAIM DEED

THIS INDENTURE, made and entered into on this 31st day of December, 2012, by and 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** as party of the first part, located at 2375 N. Glenville Drive, Richardson, TX 75082 and, **DEAN HIBBS,** party(ies) of the second part located at 170 Upper Station Camp, Gallatin, TN 37066 ;

WITNESSETH: WITNESSETH THAT: Grantor, for and in consideration of the sum of one dollar ($10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever quitclaim unto the said Grantee, the following described property the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING part of Lot No. 2 on the plan of ET Brown's Subdivision of an 18 acre tract on the Charlotte Pike, as of record in Book 332, pages 116 and 126, Register's Office, Davidson County, Tennessee, beginning on the easterly margin of Cowan Avenue at the southwest corner of the property conveyed to Claudis S. Sexton by Deed from W.W. Cantress, Jr. and wife, of record in Book 1676, page 77, said Register's Office; thence with Sexton's southerly line eastwardly 150 feet; thence southwardly 50 feet; thence westwardly 150 feet to the easterly margin of Cowen Avenue; thence with said Avenue northwardly 50 feet to the beginning.

Property: 404 EASTBORO DR #A NASHVILLE TN 37209
Parcel ID No.: 09113027300

The last deed of record was filed at Instrumetn No. 20110615-0045725 in the Register of Deeds Office for Davidson County, Tennessee

BILL GARRETT, Davidson County
Trans:T20130016130 DEEDQC
Recvd: 02/27/13 09:40 4 pgs
Fees:23.00 Taxes:129.50
20130227-0019402

IN WITNESS WHEREOF, THE undersigned **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**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

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

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact *

*Pursuant to Power of Attorney recorded at Instrument Number 20120928000370300, Shelby County, Tennessee Register of Deeds.

BY: _____

TITLE: Brandon Schwartz- Assistant Vice President

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the _____ of _____, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this _____ day of _____, 2012.

SEE ATTACHED DOCUMENT
Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On Dec 14, 2012 before me, Javier Gutierrez- Notary Public
(Here insert name and title of the officer)

personally appeared Brandon Schwartz.

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public (Notary Seal)

JAVIER GUTIERREZ
Commission # 1836016
Notary Public - California
Ventura County
My Comm. Expires Feb 12, 2013

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

****

Property: 404 EASTBORO DR #A NASHVILLE TN 37209

Parcel ID No.: 09113027300

File Number: RDC2012103164TN1

Mail Tax Notices To and Property Owner:

DEAN HIBBS

404 Eastboro Dr #A

Nashville, TN 37209

I, or we, 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 $ 35,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14 day of Dec, 2012

Notary Public

STEPHANIE L BARTON NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES SEPT. 27, 2015

Expires: My Commission