Davidson County DEEDWARRSP
Recvd: 07/26/13 13:48 6 pgs
Fees:33.00 Taxes:1054.50
20130726-0077868

Commitment Number: 3166559

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:**
**CLAYTON B. TATE**
**51116 Fredericksburg Way E.**
**A/K/A 200 Pratt Court**
**Brentwood, TN 37027**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**171030A02500CO**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the July 22_, 2013, by and between **The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificatholders of CWALT, Inc., Alternative Loan Trust 2007-5CB, Mortgage Pass-Through Certificates, Series 2007-5CB** 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 **$285,000.00 (Two Hundred Eighty Five Thousand Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to **CLAYTON B. TATE**, a married man hereinafter grantee, party of the second part, whose tax mailing address is **51116 Fredericksburg Way E. A/K/A 200 Pratt Court, Brentwood, TN 37027**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$285,000.00(Two Hundred, Eighty-Five 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 **5116 Fredericksburg Way E. A/K/A 200 Pratt Court, Brentwood, TN 37027.**

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.

# Exhibit A

**All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows:**

**Land in Davidson County, Tennessee, Being Lot No. 220, on the Plan of Section 1-B, Fredericksburg, a planned unit development, of record in Plat Book 7900, Page 552, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Rt Rundlett and Cona Rundlett by Warranty Deed recorded January 17, 2007, as Instrument No. 20070117-0006552.**

**For informational purposes only:**
**Address: 5116 Fredericksburg Way E., Brentwood, TN 37027 AKA 200 Pratt Ct., Brentwood, TN 37027**

Prior instrument reference: **20130201-0010426**

Executed by the undersigned on July 22, 2013:

**The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-5CB, Mortgage Pass-Through Certificates, Series 2007-5CB**

By: _____

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as attorney in fact

Name: Maria Lugo

Title: AVP

Date: July 22, 2013

STATE OF Texas
COUNTY OF Collin

The foregoing instrument was acknowledged before me on July 22, 2013 **by** Maria Lugo, AVP **The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-5CB, Mortgage Pass-Through Certificates, Series 2007-5CB by** BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as attorney in fact, who is personally known to me or has produced NA 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.

CHRISTA MC CLURE NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-29-2016

_____
Notary Public
Christa McClure

# 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 $ 285,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant

Affiant, DEBORAH KISS, subscribed and sworn before me this 24 day of JULY 2013.

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

# 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 )