HF13-3817

BILL GARRETT, Davidson County
Trans:T20130067319 DEEDWARRSP
Recvd: 08/06/13 11:04 3 pgs
Fees:18.00 Taxes:555.00

20130806-0082182

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Williamson)

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

Subscribed and sworn before me this the 29th day of July, 2013

Notary Public
My commission expires: 8/05/15

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015

This instrument was prepared by:
Robert S. Coleman, Jr., Esq.
1405 N. Pierce, Suite 306
Little Rock, AR 72207

Address of New Owner
Lazaro Cervantes
2930 Knobdale Road
Nashville, TN 37214

Send Tax Bills To: New Owner
~~Robert Depasquale~~ Lazaro Cervantes
2930 Knobdale Road
Nashville, TN 37214

Map-Parcel Nos.
08408010100

KNOW ALL MEN BY THESE PRESENTS:

That **The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5**, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of **One Hundred Fifty Thousand Dollars ($150,000.00)** in hand paid by receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said **Lazaro Cervantes**, and unto his heirs and assigns forever the following described land, situated in **Davidson County**, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Lincoya Hills, Section VI, as of record in Book 2331, page 71, Register's Office for said county, and described as follows:

Beginning at a point in the East margin of Knobdale Road at the corner of Lots Nos. 147 and 148; thence with the margin of said road, Northwest 98.31 feet to the beginning of a curve; thence around said curve, in a Northeasterly direction 30.15 feet to a point in the Southeasterly margin of Melody Lane; thence with the margin of the same, Northeast 128 feet to the corner of Lots Nos. 147 & 148; thence with the line between said lots Southeasterly 170 feet to the corner of Lots Nos. 147 & 148; thence with the line between said lots Southwesterly 179 feet to the point of beginning.

BEING the same property conveyed 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-J5, Mortgage Pass-Through Certificates, Series 2004-J5 by Substitute Trustee's Deed from Recontrust Company, N.A., Substitute Trustee dated January 23, 2013, of record January 30, 2013 in Instrument No. 20130130- 0009508 Register's Office for Davidson County, Tennessee.

Address: 2930 Knobdale Road, Nashville, TN 37214

TO HAVE AND TO HOLD the same unto said **Lazaro Cervantes**, and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And **The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5**, hereby covenants with said **Lazaro Cervantes**, that it will forever warrant and defend the title to said lands against all claims and encumbrances done or suffered by it, but against none other.

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

IN TESTIMONY WHEREOF, the name of the grantor is hereunto affixed by its KERRI STEPHEN AVP this 19 day of JULY, 2013.

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5,

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing LP, as Attorney in Fact

Name: KERRI STEPHEN
Title: AVP

ACKNOWLEDGEMENT

STATE OF AZ)
)
COUNTY OF MARICOPA)

Before me, the undersigned notary public in and for the State and County aforesaid, personally appeared KERRI STEPHEN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the AVP of **Bank of America, N.A., successor by merger to BAC Home Loans Servicing LP,** a corporation, and who acknowledged that **Bank of America, N.A., successor by merger to BAC Home Loans Servicing LP,** is the Attorney-in-Fact for **The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-J5, Mortgage Pass-Through Certificates, Series 2004-J5**, and that he/she as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~him~~/herself as AVP.

Witness my hand and official seal this the 19 day of JULY 2013.

My Commission Expires:
4-18-2015

Notary Public TANNA WEBER

TANNA WEBER
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
April 18, 2015