BILL GARRETT, Davidson County
Trans:T20130085933 DEEDWARRSP
Recvd: 10/04/13 10:05 5 pgs
Fees:28.00 Taxes:397.75
20131004-0104354

Commitment Number: 3090640

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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
VALER MINEA and **AGNETA MINEA**, 5831 PETTUS RD, ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
174-00-0-095.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the Sept 23, 2013, 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 **VALER MINEA** and **AGNETA MINEA**, hereinafter grantees, party of the second part, whose tax mailing address is **5831 PETTUS RD, ANTIOCH, TN 37013**.

WITNESSETH: That for and in consideration $107,500.00 (One Hundred Seven Thousand Five Hundred Dollars and Zero 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 **5831 PETTUS RD, ANTIOCH, TN 37013**.

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.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Being the same property conveyed to the part of the first part and recorded at: **20121206-0112524**

The Grantee(s), or purchaser(s), of the Property may not re-sell, record any additional conveyance document, or otherwise transfer title to the Property within 60 days following the recordation of the deed conveying title of the Property to the Buyer.

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being more particularly described as follows:

Beginning at a point on the West margin of Pettus Road, said point being N 06 degrees 15 minutes 55 seconds East at 50.00 feet from Mark Stephens, et ux Northeast corner, thence with the North margin of a 50 foot easement, North 83 degrees 49 minutes 42 seconds West, 215.41 feet, North 61 degrees 42 minutes 38 seconds West, 397.96 feet, North 60 degrees 12 minutes 00 seconds West, 99.61 feet, leaving said 50 easement North 47 degrees 03 minutes 54 seconds East, 370.39 feet to an iron pin in George Stephens' West line, thence with said line, South 41 degrees 09 minutes 32 seconds East, 209.27 feet to an iron pin, South 59 degrees 50 minutes 45 seconds East, 196.60 feet to an iron pin, South 78 degrees 27 minutes 29 seconds East 165.81 feet to a point on the West margin of Pettus Road, George Stephens' Southeast corner, thence with said margin, South 06 degrees 15 minutes 55 seconds West, 156.90 feet to the beginning, containing 2.84 acres, more or less, according to a survey by P. Anthony Chapdelaine, Jr., dated 9/21/1977

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 OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-30CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-30CB, as described in Doc No. 20121206-0112524, Recorded 12/06/2012 in DAVIDSON County Records.

Executed by the undersigned on Sept 23, 2013:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-30CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-30CB, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact

By: _____

Name: Alecia Bryant

Its: AVP

A **Power of Attorney** relating to the above described property was recorded on _____ at Instrument 20131004040104353

STATE OF TEXAS

COUNTY OF ~~COLLIN~~ Dallas

Before me, Stephanie Allen, a Notary Public of said State and County aforesaid, personally appeared Alecia Bryant 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 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 to be Alecia Bryant of AVP the within named Grantor, Party of the First Part and Bargainor, a National corporation, and that he as such Alecia Bryant executed the foregoing instrument for the purpose therein contained, by signing the name of Bank of America Inc., by himself as such Alecia Bryant.

Witness my hand and seal, this 23 day of Sept 23, 2013

_____
Notary Public Stephanie Allen

My Commission Expires 10-02-2013

STEPHANIE ALLEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of ~~Collin~~ Dallas

I, or we, hereby 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 $ 107500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me by Alecia Bryant, AVP

This 23rd day of September 23, 2013.

Affiant

Alecia Bryant
Print Name

(Seal)

Notary Public Stephanie Allen

My commission expires:

10-02-2013

Print Name

CTIC# 126806675-0

STEPHANIE ALLEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13