Davidson County DEEDWARRSP
Recvd: 06/25/14 15:40 5 pgs
Fees:28.00 Taxes:159.29
20140625-0055756

Commitment Number: 3247892

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

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:
WADE RINER, 7660 WOODWAY STE 311, HOUSTON, TX 77063

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 09609013700

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the JUNE 12, 2014, 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 2006-2CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2CB**, whose mailing address is **2505 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224**, hereinafter grantor, and party of the first part, for $43,050.00 (Forty Three Thousand Fifty Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **WADE RINER**, hereinafter grantee, party of the second part, whose tax mailing address is **7660 WOODWAY, STE 311, HOUSTON, TX 77063**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $43,050.00 (Forty Three Thousand Fifty 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 **2806 SURREY RD, NASHVILLE, TN 37214**.

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 grantee forever.

Exhibit A

Land, in DAVIDSON County, TENNESSEE, being Lot No. 8 on the Map of Donelson Heights, of record in Book 1424, page 35, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 8 fronts 75 feet on the southerly side of Surrey Road and runs back 189.00 feet on the easterly line and 263.6 feet on the westerly line to a dead line in the rear, measuring 148.93 feet thereon.

Being the same property as conveyed from ARNOLD M. WEISS, SUBSTITUTE TRUSTEE to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-2CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2CB, as described in Record Inst# 20140221-0014907 and Recorded 02/21/2014 in the Register's Office of Davidson County, Tennessee Records.

Executed by the undersigned on JUNE 12, 2014:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-2CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2CB, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact

By: Jennifer Green

Name: JENNIFER GREEN

Its: ASSISTANT VICE PRESIDENT

A Power of Attorney relating to the above-described property was recorded on _____ at Document Number: _____.

STATE OF TEXAS

COUNTY OF DALLAS

Before me, AUSTIN M ALBURTIS, a Notary Public of said State and County aforesaid, personally appeared JENNIFER GREEN its ASST. VICE PRESIDENT on behalf of **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-2CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2CB, 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 or~~ herself to be AVP of BANK OF AMERICA, N.A the within named Grantor, Party of the First Part and Bargainor, a ENTITY corporation, and that ~~he or~~ she as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of JENNIFER GREEN ~~Inc., by himself or~~ herself as such AVP.

Witness my hand and seal, this 12 day of JUNE.

Notary Public AUSTIN M ALBURTIS My Commission Expires MAY 22, 2016

AUSTIN M ALBURTIS
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-22-16

OATH OF VALUE

Warranty Deed

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Allegheny)

I, Amy Yope,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 43,050, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant

Affiant, Amy Yope, subscribed and sworn before me this 25 day of June, 2014.

Notary Public

My commission expires: 9-4-17

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Dana L. Baxendell, 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 original document executed and authenticated according to law.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES