Davidson County DEEDWARRSP
Recvd: 09/15/14 14:11 3 pgs
Fees:18.00 Taxes:431.05
20140915-0084334

SPECIAL WARRANTY DEED

Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day o September, 2014.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 6-18-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

14002327

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Clark and Debbie Clark	Dennis Clark and Debbie Clark	
(NAME) 2171 County Road 631	(NAME) 2171 County Road 631	172 12 0D 522.00CO
(ADDRESS) Arbyrd, MO 63821-9190	(ADDRESS) Arbyrd, MO 63821-9190	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bank of New York Mellon f/k/a The Bank of New York, as Trustee, on behalf of the holders of the Alternative Loan Trust 2006-OA19, Mortgage Pass Through Certificates, Series 2006-OA19,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis Clark and wife, Debbie Clark,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit No. Z-2 on the plan of The Town Center Homes at Lenox Village, Section III of record in Instrument Number 20060118-0006550, as amended by "Exhibit B" of Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development, annexing additional property known as Section III, The Town Center Homes at Lenox Village of record in Instrument Number 20060120-0007914 and further amended by "Exhibit A" of Instrument of Correction of record in Instrument Number 20060221-0020352 and "Exhibit A" of Second Instrument of Correction of record in Instrument Number 20060309-0027423, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Bank of New York Mellon f/k/a The Bank of New York, as Trustee, on behalf of the holders of the Alternative Loan Trust 2006-OA19, Mortgage Pass Through Certificates, Series 2006-OA19 by Substitute Trustee's Deed dated June 20, 2014 from Shapiro & Kirsch, LLPS, Substitute Trustee, of record in Instrument Number 20140702-0058486, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

PROPERTY ADDRESS: 8043 Bienville Drive, Apt Z2, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said GRANTOR, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26 day of AUGUST, 2014

Bank of New York Mellon f/k/a The Bank of New York, as Trustee, on behalf of the holders of the Alternative Loan Trust 2006-OA19, Mortgage Pass Through Certificates, Series 2006-OA19, By Select Portfolio Servicing, Inc., Attorney-In-Fact

P Douglas 8-26-14
Paul Douglas, Doc. Control Officer

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Douglas, Doc. Control Officer the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Paul Douglas, Doc. Control Officer respectively of Select Portfolio Servicing, Inc., Attorney-In-Fact for Bank of New York Mellon f/k/a The Bank of New York, as Trustee, on behalf of the holders of the Alternative Loan Trust 2006-OA19, Mortgage Pass Through Certificates, Series 2006-OA19, the within named bargainor, a corporation, and that he/she as such Paul Douglas, Doc. Control Officer of Select Portfolio Servicing, Inc., Attoreny-In-Fact, authorized so to do, executed the foregoing instrument for the purposes therein contained. Said Attorney-In-Fact being of record in Instrument Number 20140915-0084333, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Salt Lake City, Utah this 26 day of AUGUST, 2014.

Commission expires:
10/10/2016

Notary Public

DHARI HANDY
Notary Public State of Utah
My Commission Expires on:
October 10, 2016
Comm. Number: 659121

RETURN TO:

Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

True Copy Certification

I, Nikki McKinney, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

