Davidson County DEEDWARRSP
Recvd: 02/10/15 11:34 5 pgs
Fees:28.00 Taxes:791.80
20150210-0012260

This Instrument Prepared By:
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9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074
Phone: 702-736-6400

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Samatha Rogers 1400 JACKSON PL Hermitage TN 37076	Samatha Rogers 1400 JACKSON PL HERMITAGE TN 37076	Map/Parcel: 074 08 0 239.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTEEN THOUSAND FIFTY AND NO/100 DOLLARS ($215,050.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **The Bank of New York Mellon, FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-25CB, Mortgage Pass-Through Certificates, Series 2006-25CB**, has this day bargained and sold, and does hereby transfer and convey unto the said ~~Samatha~~ **Rogers, a single person**, Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

+ SAMANTHA D.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE PLANT OF JACKSON'S GROVE, PHASE THREE, OF RECORD IN PLAT BOOK 9700, PAGE 988, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to The Bank of New York Mellon, FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-25CB, Mortgage Pass-Through Certificates, Series 2006-25CB, by Deed from Rubin Lublin TN, PLLC, Substitute Trustee of record in Instrument No. 20140708-0059877, said Register's Office.

The express purpose of this conveyance is to transfer title.

This is unimproved ( ) property known as 1400 Jackson Place, Hermitage, Tennessee 37076
Improved (X)

I/We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

AND I/WE WARRANT the title against all persons claiming under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

- "Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

- "The Following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

    i. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property")
    ii. All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located
    iii. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect
    iv. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portions(s) thereof
    v. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes
    vi. Any conditions that would be revealed by a physical inspection and survey of the Property."

Whenever 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 hand this 10 day of Sept, 20 14, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

The Bank of New York Mellon, FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-25CB, Mortgage Pass-Through Certificates, Series 2006-25CB by its attorney in fact New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

By: _____
Corporate Officer

Printed Name & Title: Jason Yates - V.P.

ACKNOWLEDGMENT

STATE OF SC)

COUNTY OF Greenville) ss

The foregoing instrument was acknowledged before me this 10 day of Sept, 20 14, by Jason Yates (name of officer or agent) as VP (title of officer or agent) of **New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, attorney in fact The Bank of New York Mellon, FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-25CB, Mortgage Pass-Through Certificates, Series 2006-25CB** (name of corporation acknowledging), a Delaware (state or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced DL (type of identification) as identification.

NOTARY STAMP/SEAL

WITNESS my hand and official seal,
at office in Greenville, SC this
10 day of Sept, 20 14.

_____
NOTARY PUBLIC
MY Commission Expires: _____

WENDY M. ARMONAITIS
Notary Public, State of South Carolina
My Commission Expires 8/6/2023

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $214,000.00.

Subscribed and sworn to before me this the 10th day of October, 2014.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 2/28/2016

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, ____Pheng Phanhsackdy_____, 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.

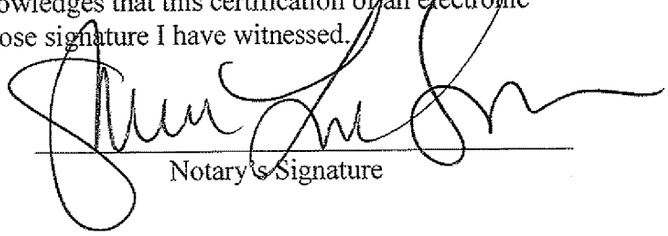


Signature

State of _____Pennsylvania_____

County of _____Montgomery_____

Personally appeared before me, Shawnna L Sorenson, a notary public for this county and state, Pheng Phanhsackdy, 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: _____
Notary' Seal (if on paper)

NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP., MONTGOMERY COUNTY
My Commission Expires May 17, 2015