Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

BILL GARRETT, Davidson County
Trans:T20150022945 DEEDWARRSP
Recvd: 03/30/15 12:52 5 pgs
Fees:28.00 Taxes:462.48
20150330-0027056

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
JUAN OLANO 5161 Pebble Creek Dr. Antioch, TN 37013	JUAN OLANO Same

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED NINETY-FIVE AND 00/100 Dollars ($124,995.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE (CWALT 2005-20CB), BY ITS ATTORNEY IN FACT BAYVIEW LOAN SERVICING, LLC (herein, "Grantor"), whose address is 4425 Ponce De Leon Blvd., Coral Gables, FL 33146, hereby sells, transfers and conveys to JUAN OLANO (herein, "Grantee"), whose address is 5161 Pebble Creek Dr, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5161 Pebble Creek Dr., Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

[Note: This deed is a Special Warranty Deed. Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.]

WITNESS my hand and seal this 16 day of March, 2015

PIN NO: 149.07-OB-011.00 CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE (CWALT 2005-20CB) BY ITS ATTORNEY IN FACT BAYVIEW LOAN SERVICING, LLC

By: _____
Printed Name: _____
Title: _____
Sonia Asencio
Assistant Secretary

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sonia Asencio, Asst. Sec, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Asst. Sec of BAYVIEW LOAN SERVICING, LLC AS ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE (CWALT 2005-20CB), and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 16 day of March, 2015.

[Affix Notary Seal]

Anthony C. Welch
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4.24.18

ANTHONY C. WELCH
Notary Public - State of Florida
My Comm. Expires Apr 24, 2018
Commission # FF 116427

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Canyon Ridge, Phase One of record in Plat Book 9700, Page 805, amended in Instrument No. 20031006-0146727 and Register's Office for said County, to which reference is made for a more complete description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20150205-0010767, on February 5, 2015.

PIN NO: 149.07-OB-011.00 CO

STREET ADDRESS:

5161 Pebble Creek Dr., Antioch, TN 37013

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Seller's Affidavit

State of Florida
County of Miami-Dade
Commitment Number: 150245655

Personally before the undersigned officer authorized to administer oaths appeared Julieth Salvatierra who being duly sworn does state on oath the following in regard to the below described property:

PREMISES: **5161 PEBBLE CREEK DR, ANTIOCH TN 37013**

1) That The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWALT 2005-CB) owns said property which is being sold to JUAN OLANO.
2) That as of the date of this affidavit, the only liens or claims against said property are the following: _____, if any.
3) That affiant has no knowledge of any lien or adverse claim against said property other than those set forth in the preceding paragraph.
4) That there is no outstanding indebtedness for equipment, appliances or other fixtures attached to said property.
5) That the lines and corners of said property are clearly marked and that affiant has no knowledge of any dispute or controversy as to said lines or corners.
6) That there are no pending suits, proceedings, judgments, bankruptcies, liens or executions against said owner either in aforesaid county or any other county in the state of TN.
7) That no improvements or repairs have been made on said property during the three months immediately proceeding the date of this affidavit, and there are no outstanding bills incurred for labor or materials used for making improvements or repairs on said property or for the services of architects, surveyors, or engineers incurred in connection there with.

THIS AFFIDAVIT IS MADE for the purpose of inducing SingleSource Property Solutions, LLC to hold settlement on the premises identified, issue a title insurance policy of its underwriter insuring the title thereto, and to make disbursement of funds arising out of said transaction.

NAME: Julieth Salvatierra

SWORN and SUBSCRIBED before me this 16 day of March, 2015

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Anthony C. Welch
Notary Public

My commission expires:

ANTHONY C. WELCH
Notary Public - State of Florida
My Comm. Expires Apr 24, 2018
Commission # FF 116427

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is: $ 124,995.00 .

Affiant

Subscribed and sworn to before me, this 27th day of March, 2015.

Notary Public

My Commission Expires: SEP 20 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.