Davidson County DEEDWARR
Recvd: 09/15/15 10:35 7 pgs
Fees:38.00 Taxes:621.23
20150915-0093435

Prepared By and Return to:
This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
SUPING ZHOU and JOHN BEACH	SUPING ZHOU and JOHN BEACH	058 00 0 175.00
4462 CLARKSVILLE PIKE,	4462 CLARKSVILLE PIKE,	
NASHVILLE, TN 37218	NASHVILLE, TN 37218	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-67CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-67CB**, ("Grantor"), in favor of **SUPING ZHOU and JOHN BEACH**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of $162,900.00 (One Hundred Sixty Two Thousand Nine Hundred Dollars and Zero Cents), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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 MY HAND this 6 day of August, 2015.

GRANTOR:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-67CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-67CB, by Residential Credit Solutions, Inc, as Attorney in Fact

By: _____
Name: Annette Hamilton
Its: VICE President

State of Texas
County of Tarrant

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Annette Hamilton who acknowledged to me that she/he is VICE President (Title of person signing) of **Residential Credit Solutions, Inc, as Attorney in Fact** for **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-67CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-67CB,** and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 6 day of August, 2015.

MARIAH PEREZ
Notary Public, State of Texas
My Commission Expires
November 19, 2016

_____
Notary Public
My Commission Expires: 11/19/16

State of Texas
County of Tarrant

The actual consideration or value, whichever is greater, for this transfer is $167,900.00.

Affiant

Subscribed and sworn to before me this August 6, 2015.

MARIAH PEREZ
Notary Public, State of Texas
My Commission Expires
November 19, 2016

Notary Public

My Commission Expires: 11/19/16

RE: **4462 CLARKSVILLE PIKE, NASHVILLE, TN 37218**

SPECIAL WARRANTY DEED

EXHIBIT "A"

BEING TRACT "B" BEING PART OF TRACTS 11 & 12 IN THE SUBDIVISION OF THE COUNT R. BOYD PROPERTY, NOT OF RECORD AS SHOWN ON THE SURVEY MADE BY HICKERSON MILLER ENGINEERS, SURVEYORS, APRIL 29, 1959.

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF CLARKSVILLE HIGHWAY AT THE COMMON FRONT CORNERS OF TRACTS B AND C FORMERLY THE COMMON FRONT CORNERS OF TRACTS 12 AND 13 ON THE SURVEY MADE BY HICKERSON MILLER, ENGINEERS, SURVEYORS, APRIL 29, 1959; THENCE SOUTH 52 DEGREES 30' EAST 252 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 87 DEGREES 10' EAST 252 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 52 DEGREES 30' WEST 450 FEET, MORE OR LESS, TO A POINT IN A CURVE WHICH HAS A RADIUS OF 8639.4 FEET; THENCE ALONG SAID CURVE SOUTHWESTWARDLY 100 FEET TO A CONCRETE MONUMENT; THENCE NORTHWESTWARDLY 10 FEET TO A CONCRETE MONUMENT; THENCE WITH THE EASTERLY MARGIN OF CLARKSVILLE HIGHWAY 75 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

LESS AND EXCEPT THAT PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY HOOVER IN WARRANTY DEED AT BOOK 8348, PAGE 503.

BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING SOUTHEAST MARGIN OF CLARKSVILLE PIKE AND THE SOUTH BOUNDARY OF THE HERMAN BEASLEY PROPERTY; THENCE WITH SAID BOUNDARY SOUTH 51 DEGREES 06 MINUTES 13 SECONDS EAST 20.00 FEET TO A POINT; THENCE WITH THE PROPOSED SOUTHEAST MARGIN OF SAID ROAD SOUTH 37 DEGREES 40 MINUTES 36 SECONDS WEST 174.34 FEET TO A POINT; THENCE WITH THE NORTH BOUNDARY OF THE ANDREW C. JACKSON, AND WIFE PROPERTY NORTH 51 DEGREES 06 MINUTES 13 SECONDS WEST 10.00 FEET TO A POINT; THENCE WITH SAID EXISTING MARGIN (1) NORTHEASTERLY 75 FEET MORE OR LESS (2) NORTHWESTERLY 10 FEET MORE OR LESS (3) NORTHEASTERLY 100 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 2738 SQUARE FEET AND BEING PART OF THE SAME PROPERTY CONVEYED BY WILLIS SOLON CRIPPS AND WIFE, BETTY JO CRIPPS TO EDDIE

LEE HOOVER AND WIFE, JANICE W. HOOVER, AS OF RECORD IN BOOK 7352, PAGE 567, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address is: 4462 CLARKSVILLE PIKE, NASHVILLE, TN 37218

The last recorded deed being the Trustee's Deed recorded in 20150310-0020396 of the Davidson County Register of Deeds, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

True Copy Certification

I, Lisa Williams, 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.

Lisa Williams
Signature

State of PA

County of Allegheny

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

Christina McCartney
Notary's Signature

My Commission Expires: 4-15-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine McCartney, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 15, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES