BILL GARRETT, Davidson County
Trans:T20150079179 DEEDWARRSP
Recvd: 09/17/15 13:29 4 pgs
Fees:23.00 Taxes:375.55
20150917-0094519

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

MELISSA VASQUEZ
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

OWNER (SEND TAX BILLS TO):

MTP PROPERTIES, LLC
P.O. BOX 126
LA VERGNE, TN 37086

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED ONE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($101,500.00) 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 FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-21CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-21CB (herein, "Grantor"), whose address is 4425 Ponce De Leon Blvd., Coral Gables, FL 33146, hereby sells, transfers and conveys to MTP PROPERTIES, LLC, a Tennessee limited liability company (herein, "Grantee"), whose address is P.O. Box 126, La Vergne, TN 37086, 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: 2940 Baby Ruth Lane Unit 2, 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.

WITNESS my hand and seal this 9th day of September, 2015.

PIN NO: 163110E02900CO

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 FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-21CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-21CB BY BAYVIEW LOAN SERVICING LLC AS ATTORNEY IN FACT

By: _____
Printed Name: Patrick Joyce
Title: A.V.P.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Patrick Joyce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the AVP of BAYVIEW LOAN SERVICING LLC AS ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2007-21CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-21CB, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 9th day of September, 2015.

[Affix Notary Seal]

ELIZABETH FERNANDEZ
MY COMMISSION # FF 244748
EXPIRES: August 7, 2019
Bonded Thru Notary Public Underwriters

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 101,500.00.

CDP
Affiant
Printed name: Carl Dunphy

Subscribed and sworn to under oath before me, this 11th day of September, 2015.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING ALL OF UNIT NO. 2, OAK GROVE TOWNHOMES, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN INSTRUMENT NO. 20021126-0146722, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD.

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, in 20150715-0068724 on July 15, 2015.

PIN NO: 163110E02900CO

STREET ADDRESS:

2940 Baby Ruth Lane Unit 2, 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.