THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
6701 Bryan Dairy Road, Suite 608
Seminole, FL 33777

Davidson County DEEDWARRSP
Recvd: 08/05/16 08:58 5 pgs
Fees:28.00 Taxes:647.50
20160805-0081188

When Recorded Return To:
Carrington Title Services, LLC
6100 Tennyson Parkway, Suite 100
Plano, TX 75024

New Owner(s) Address & Mail Tax Statements To:
Christopher Snyder
3051 Hidden Creek Dr
Antioch, TN 37013

Property Tax ID#: 173160A01400CO
Ref. #: 15-0016632

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 14 day of March, 2016, by and between THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, as Trustee (CWALT 2005-01CB), whose address is 4425 Ponce De Leon Blvd 5th Floor, Coral Gables, FL 33146, Grantor, and CHRISTOPHER SNYDER, whose address is 3051 Hidden Creek Dr, Antioch, TN 37013, Grantee.

Witnesseth:

That for and in consideration of the sum of **One Hundred Seventy-Five Thousand and 00/100 ($175,000.00) Dollars,** and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, the following described real estate:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 3051 Hidden Creek Dr, Antioch, TN 37013

Being the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee (CWALT 2005-01CB), by deed from Rubin Lublin TN, PLLC, as Substitute Trustee, of record as Instrument No. 20150729-0074859, recorded on 07/29/2015, Register's Office for Davidson County, Tennessee.

To have and to hold unto the said Grantee, in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, as Trustee (CWALT 2005-01CB)

By: BAYVIEW LOAN SERVICING, LLC, as Servicer and Attorney-in-Fact

By: _____ Title: Sonia Asencio Assistant Vice President

_____
Printed Name

STATE OF FLORIDA }

COUNTY OF MIAMI-DADE }

On this 14 day of MARCH, 2016, before me, personally appeared SONIA ASENCIO who is a/the AVP of BAYVIEW LOAN SERVICING, LLC, as Servicer and Attorney-in-Fact for THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, as Trustee (CWALT 2005-01CB), on behalf of said company, to me known to be the person described in and who executed the foregoing instrument on behalf of said company, and who acknowledged the execution of same to be the free act and deed of said company.

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

_____
Notary Public
My Commission Expires: _____

JULIETH SALVATIERRA
MY COMMISSION # FF 954713
EXPIRES: January 27, 2020
Bonded Thru Notary Public Underwriters

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $__175000.00__, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 4th day of August, 2016.

LISA HANUS
Notary Public, State of Texas
Comm. Expires 05-14-2019
Notary ID 130227422

Notary Public
My Commission Expires: 05-14-2019

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Christopher Snyder
3051 Hidden Creek Dr
Antioch, TN 37013

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

LEGAL DESCRIPTION

EXHIBIT "A"

File No.: 15-0016632-02

All that parcel of land in the County of Davidson, State of TN, and being more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 178, ON THE PLAN OF HIDDEN CREEK, PHASE 1, SECTION 1, PHASE 2 AND PHASE 3, SECTION 1, OF RECORD AT INSTRUMENT NO. 20030213-0020016, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION.

Being the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York, as trustee(CWALT 2005-01CB) by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee, dated July 17, 2015 and recorded July 29, 2015 in Instrument No. 20150729-0074859 for Davidson County, Tennessee.

APN: 173160A01400CO

For informational Purposes Only:
Property Address:3051 Hidden Creek Dr., Antioch TN 37013

Copyright 2006-2009 American Land Title Association. All rights reserved.
The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use.
All other uses are prohibited. Reprinted under license from the American Land Title Association.

True Copy Certification

I, Carroll Owen, 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.

Carroll Owen
Signature

State of Texas

County of Collin

Personally appeared before me, Lisa Hanus [Name of Notary], a notary public for this county and state, ~~[name of person making certification]~~ Carroll Owen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LISA HANUS
Notary Public, State of Texas
Comm. Expires 05-14-2019
Notary ID 130227422

Lisa Hanus
Notary's Signature

My Commission Expires: 05-14-2019
Notary' Seal (if on paper)