Davidson County DEEDWARRSP
Recvd: 11/08/16 11:55 5 pgs
Fees:28.00 Taxes:499.50
20161108-0118200

This instrument prepared by:
George R. Arrants, Jr.
800 S. Gay Street, Ste 2500
Knoxville, TN 37929

* Return To:
Timios, Inc
601 S. Glenoaks Blvd Suite 306
Burbank, CA 91502

SPECIAL WARRANTY DEED

#1376940

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHELLE GONZALEZ **604 Country Meadow CT** **Antioch, TN 37013**	**MICHELLE GONZALEZ** **604 Country Meadow CT** **Antioch, TN 37013**	**150-07-0-186.00**

FOR AND IN CONSIDERATION of $135,000.00, cash in hand paid by the Grantee(s) 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 OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-31CB, MORTAGE PASS-THROUGH CERTIFICATES, SERIES 2006-31CB BY BAYVIEW LOAN SERVICING LLC AS ATTORNEY IN FACT** has/have this day bargained and sold, and do hereby transfer and convey unto the said **MICHELLE GONZALEZ,*** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows: * Unmarried woman

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 163 ON THE PLAN OF THE COUNTRY, SECTION 5, AS OF RECORD IN BOOK 5200, PAGES 271 AND 272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 163 FRONTS 80.00 FEET ON THE NORTHWESTERLY MARGIN OF COUNTRY MEADOW COURT AND EXTENDS BACK 175 00 FEET ON THE NORTHERLY LINE AND 104.67 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 106.53 FEET THEREON.

Special Warranty Deed

BEING THE SAME PROPERTY CONVEYED TO **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-31CB, MORTAGE PASS-THROUGH CERTIFICATES, SERIES 2006-31CB** BY DEED FROM RUBIN LUBLIN TN, PLLC, SUBSTITUTE TRUSTEE RECORDED 12/18/2015 IN INSTRUMENT 20151218-0127343, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property known as: **604 COUNTRY MEADOW CT, ANTIOCH, TN 37013.**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. 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 set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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.

Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Special Warranty Deed

Witness our hand this October 20, 2016 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 OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-31CB, MORTAGE PASS-THROUGH CERTIFICATES, SERIES 2006-31CB BY BAYVIEW LOAN SERVICING LLC AS ATTORNEY IN FACT

By:_____

Name: Sonia Asencio

Title: Assistant Vice President

STATE OF FLORIDA)

COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 20th day of October, 2016, by Sonia Asencio, who is personally known to me (or satisfactorily proven) to be the AVP of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-31CB, MORTAGE PASS-THROUGH CERTIFICATES, SERIES 2006-31CB BY BAYVIEW LOAN SERVICING LLC AS ATTORNEY IN FACT the _____ herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

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

_____
Notary Public

My Commission Expires: August 7, 2019

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $135,000.00, the county assessed market value.

Joseph Valenti - Affiant

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Subscribed and sworn before me this 7th day of November 2016.

Notary Public

My commission expires:

ALEXA D. DAVISON
Commission # 2044269
Notary Public - California
Los Angeles County
My Comm. Expires Oct 5, 2017

True Copy Certification

I, Joseph A. VALENTI, 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 CA

County of Los Angeles

Personally appeared before me, Alexa Davison, a notary public for this county and state, Joseph Valenti 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)

ALEXA D. DAVISON
Commission # 2044269
Notary Public - California
Los Angeles County
My Comm. Expires Oct 5, 2017