Davidson County DEEDWARRSP
Recvd: 05/23/17 10:58 6 pgs
Fees:33.00 Taxes:588.67
20170523-0051085

Commitment Number: 160395271
Seller's Loan Number: 82892191

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

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.

New Property Owner/Mail Tax Statements To:
OLIVER ARELLANO RAYO, 5608 CEDAR ASH CROSSING, ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-05-0-076.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the March 24, 2017, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-J7**, whose mailing address is **2100 E ELLIOT RD TEMPE, AZ 85284**, hereinafter grantor, and party of the first part, and **OLIVER ARELLANO RAYO**, hereinafter grantee, party of the second part, whose tax mailing address is **5608 CEDAR ASH CROSSING, ANTIOCH, TN 37013**.

WITNESSETH: That for and in consideration $159,100.00 (One Hundred Fifty Nine Thousand One Hundred Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **2937 ANDERSON ROAD, NASHVILLE, TN 37217**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20161207-0128201 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150-05-0-076.00

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 380 ON THE PLAT OF FOREST VIEW PARK, SECTION 2, AS OF RECORD IN BOOK 3842, PAGE 238, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE OF THE AFORESAID COUNTY.

BEING THE SAME PROPERTY AS CONVEYED FROM ARNOLD M. WEISS TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-J7, AS DESCRIBED IN INSTRUMENT: 20161207-0128201, DATED 04/26/2004, RECORDED 12/07/2016. IN DAVIDSON COUNTY RECORDS.

PARCEL: 150-05-0-076.00

Executed by the undersigned on March 24, 2017:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-J7, By Ditech Financial, LLC FKA Green Tree Servicing, LLC as attorney in fact

By: _____

Name: George Dunker

Its: Assistant Vice President

STATE OF Arizona

COUNTY OF Maricopa

Before me, Dalana C. Duran, a Notary Public of said State and County aforesaid, personally appeared George Dunker its Assistant Vice President, on behalf of **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2004-J7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-J7, By Ditech Financial, LLC FKA Green Tree Servicing, LLC as attorney in fact** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Assistant Vice President of the within named Grantor, Party of the First Part and Bargainor, and that he or she as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 24 day of March 2017.

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
Dalana C. Duran
My Commission Expires February 23, 2021

_____
Notary Public

My Commission Expires 2-23-21

Property Address is: 2937 ANDERSON ROAD, NASHVILLE, TN 37217
Seller's Loan Number: 82892191

Commitment Number: 160395271

Maximum principal indebtedness for Tennessee recording tax purposes is $159100.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of ARIZONA
County of MARICOPA

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $159100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 25 day of April, 2017.

Affiant

Chris Arredondo
Print Name

(Seal)

Notary Public

My commission expires:

2-23-21

Daiana C. Duran
Print Name

CTIC# _____

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
Daiana C. Duran
My Commission Expires February 23, 2021

Property Address is: 2937 ANDERSON ROAD, NASHVILLE, TN 37217

True Copy Certification

I, Emily J. Riley, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Michael J. Webb a notary public for this county and state, Emily J. Riley 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: May 6 2019
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Mason Twp, Allegheny County
My commission expires May 06, 2019