This Instrument Prepared By:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
Paul Kazanofski
1222 Twelve Stones Xing
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20120013586 DEEDWARRSP
Recvd: 02/24/12 09:37 5 pgs
Fees:28.00 Taxes:155.40
20120224-0016091

Property Tax ID#: 041-15-0-012.00
File #: 7000017635T

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the _____ day of _____, 2012, by and between BANK OF AMERICA, NA, as Trustee for Stanwich Mortgage Loan Trust, Series 2009-1, Asset Backed Pass-Through Certificates, Grantor, and PAUL KAZANOFSKI, a married man, whose address is 1222 Twelve Stones Xing, Goodlettsville, TN 37072 Grantee.

Witnesseth:

That for and in consideration of the sum of $42,000.00 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, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 3913 Sussex Dr, Nashville, TN 37207

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

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

Carrington Mortgage Services, Attorney in Fact For: BANK OF AMERICA, NA, as Trustee for Stanwich Mortgage Loan Trust, Series 2009-1, Asset Backed Pass-Through Certificates

By: _____

Its: Greg Schleppy SR.Vice President, Call Center Operations Carrington Mortgage Services, LLC

_____
Witness

Julio Gonzalez
Printed Name

_____
Witness

Marsela Gutierrez
Printed Name

STATE OF California }

COUNTY OF Orange }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, Greg Schleppy its S.V.P Carrington Mortgage Services, Attorney in fact for: BANK OF AMERICA, NA, as Trustee for Stanwich Mortgage Loan Trust, Series 2009-1, Asset Backed Pass-Through Certificates, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 10 day of February, 2012.

ELVIRA OCHOA
Commission # 1949063
Notary Public - California
San Bernardino County
My Comm. Expires Aug 21, 2015

_____
Notary Public
My Commission Expires 8/21/15

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 $42,000.00, 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

Carrington Mortgage Services, LLC
As Attorney-in-fact

Subscribed and sworn to before me this the 10 day of February, 2012.

ELVIRA OCHOA
Commission # 1949063
Notary Public - California
San Bernardino County
My Comm. Expires Aug 21, 2015

Notary Public
My Commission Expires: 8/21/15

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

Exhibit "A"

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LOT NUMBER 318 ON THE PLAN OF BELLSHIRE ESTATES, SECTION A, OF RECORD IN BOOK 2331, PAGES 115 AND 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NUMBER 318 FRONTS 114.2 FEET ON THE EASTERLY SIDE OF SUSSEX DRIVE, AND RUNS BACK 274.8 FEET ON THE NORTH LINE AND 317.5 FEET ON THE SOUTH LINE TO A DEAD LINE, WHICH IS A BROKEN LINE MEASURING 188.1 FEET THEREON.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO GRANTOR, BY DEED DATED 09/22/2011 AND RECORDED 10/03/2011, IN INSTRUMENT 20111003-0076249 OF OFFICIAL RECORDS.

Parcel ID: 041-15-0-012.00

Commonly known as 3913 Sussex Dr, Nashville, TN 37207

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual **consideration or value**, whichever is greater, for this transfer is $ 42000.

Paul Kozanopki
Affiant

Subscribed and sworn to before me this 17 day of Feb, 2012.

Notary Public

My Commission Expires:

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County