SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant MARTA QUINTEROS, AVP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2012.

Notary Public

HANNICA MCSHAN
My Commission Expires
November 24, 2012

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Box 13
#17010

THIS INSTRUMENT WAS PREPARED BY
~~Advantage Title and Escrow~~ 0364 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Kazanofski	Paul Kazanofski	10812020900
(NAME)	(NAME)	
3308 Quail Run Court	1222 Twelve Stones Crossing	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Bank of New York Mellon f/k/a The Bank of new York, not in its individual capacity but solely and as trustee for the benefit of the Certificateholders of the CWABS, Inc., asset-backed certificates, and series 2006-SD2, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Kazanofski, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 44, Trailwood, Section 3 of record in Book 6900, page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York, not in its individual capacity but solely as trustee for the benefit of the Certificateholders of the CWABS, Inc., asset-backed certificates, series 2006-SD2, by deed of record in Instrument No. 20111207-0095528, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3308 Quail Run Court, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. 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.

BILL GARRETT, Davidson County
Trans:T20120039323 DEEDWARRSP
Recvd: 05/30/12 10:00 2 pgs
Fees:13.00 Taxes:273.80
20120530-0046532

Witness our hands this 24 day of May, 2012.

~~series 2006-SD2~~ William Owens

Bobbi Laughlin

The Bank of New York Mellon f/k/a The Bank of new York, not in its individual capacity but solely

By:

The Bank of New York Mellon f/k/a The Bank of new York, not in its individual capacity but solely

LIZETH GARCI

as trustee for the benefit of the Certificateholders of the CWABS, Inc., asset-backed certificates,

STATE OF TEXAS

COUNTY OF COLLIN

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared LIZETH GARCIA with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the AVP of The Bank of New York Mellon f/k/a The Bank of New York, not in its individual capacity but solely as trustee for the benefit of the Certificateholders of the CWABS, Inc., asset-backed certificates, series 2006-SD2, and that he/she as such AVP executed the foregoing instrument for the purposes therein contained, by signing the name of The Bank of New York Mellon f/k/a The Bank of New York, not in its individual capacity but solely as trustee for the benefit of the Certificateholders of the CWABS, Inc., asset-backed certificates, series 2006-SD2, by deed of record in Instrument No. 20111207-0095528 by himself/herself as AVP.

Witness my hand and official seal at Collin Co., Texas this 24 day of May, 2012.

Commission expires:

Notary Public

HANNICA MCSHAN
My Commission Expires
November 24, 2012