BILL GARRETT, Davidson County
Trans:T20120063193 DEEDWARR
Recvd: 08/23/12 12:59 1 pgs
Fees:13.00 Taxes:536.13
20120823-0075968

WARRANTY DEED

AT-20120123

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of August, 2012.

(Affix Seal) Notary Public

My Commission Expires: 3/18/14

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Blvd., Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew Shearron Alissa Burbank	Pinnacle National Bank	108.12-0-209.00
3308 Quail Run	150 3rd Ave So. Ste 900	
Nashville, TN 37214	Nashville, TN 37201	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Paul Kazanofski, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Matthew Shearron, a single man and Alissa Burbank, a single woman, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located 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 Paul Kazanofski, from The Bank of New York Melon, 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-SD-2 by Special Warranty Deed dated May 24, 2012 recorded May 30, 2012 in Instrument # 20120530-0046532, Register's Office for Davidson County, Tennessee. Previously conveyed to The Bank of New York Melon, 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-SD-2 by Trustee's Deed from Courtney Miller, Co-Trustee recorded in Instrument # 20111207-0095528 (See Successor Trustee recorded in Instrument # 20111019-0081283); and previously conveyed to Anthony W. Rose, and wife, Elizabeth L. Rose by Warranty Deed from Robert C. Thomas and wife, Yvette E. Thomas recorded July 1, 1999 in Book 11553, page 312, said Register's Office.

Property address of 3308 Quail Run Court, Nashville, TN 37214

( ) unimproved
This is (X) improved property know as 3308 Quail Run, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of August, 2012

Paul Kazanofski

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Darren DeMartino, a Notary Public in and for said County and State, the within named Paul Kazanofski, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, this 20th day of August, 2012.

Notary Public
My Commission Expires: Jan 18, 2016

DARREN PAUL DEMARTINO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY