Box: 13
Fl. # 6360

Prepared by T. Jake Wolaver
Tisher & Wolaver, PLLC
P.O. Box 1431
Columbia, Tennessee 38402-1431

Return to Advantage Title & Escrow.

BILL GARRETT, Davidson County
Trans:T20120088743 DEEDWARRSP
Recvd: 11/20/12 10:53 3 pgs
Fees:18.00 Taxes:425.50
20121120-0106995

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Community First Bank & Trust**, FIRST PARTY, which expression shall include successors and assigns, and **Paul Kazanofski**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot 91, TRAILWOOD SUBDIVISION, SECTION 5, as shown on plat of record in Plat Book 6900, Pages 477-479, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Instrument No. 20120507-0039475, Register's Office of Davidson County, Tennessee.
>
> Map & Parcel: 108-12-244.00

FIRST PARTY COVENANTS with SECOND PARTY that it has lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: covenants, conditions and restrictions of record in Book 8078, Page 521, Register's Office of Davidson County, Tennessee; charter of record in Instrument No. 20070521-0060290, Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat .

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of FIRST PARTY's right, title and interest in and to adjacent streets, alleys and rights of way, subject to the foregoing encumbrances, unto SECOND PARTY and SECOND PARTY's heirs, assigns and personal representatives forever. FIRST PARTY does hereby bind itself and its successors to warrant and forever defend the Property unto

SECOND PARTY and SECOND PARTY's heirs, assigns and personal representatives, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under FIRST PARTY, but not otherwise.

EXCEPT FOR THE LIMITED WARRANTY OF TITLE HEREIN CONTAINED, SECOND PARTY ACKNOWLEDGES THAT FIRST PARTY HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY OTHER REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF HABITABILITY. SECOND PARTY FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

By acceptance of this Special Warranty Deed, SECOND PARTY agrees to and accepts all of the foregoing matters.

IN WITNESS WHEREOF, this conveyance has been executed on the 8th day of November, 2012.

Community First Bank & Trust

By: Jim Bratton SVP/CCO

Print Name: Jim Bratton

Title: SVP, CCO

"FIRST PARTY"

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Jim Bratton, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a SVP, CCO of Community First Bank & Trust and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 8th day of November, 2012.

My commission expires: 6-24-2014

Debbie Silverthorn

Notary Public

DEBBIE SILVERTHORN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE - Williamson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $115,000.00.

Affiant

Subscribed and sworn to before me, this 8 day of October, 2012.

My commission expires:

Notary Public

LaTreca McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

NEW PROPERTY OWNERS:

Paul Kazanofski
1227 Twelve Stones
Crossing Goodlettsville TN
37072.

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner

F:\TR\BANKS\Comm1st\CFBT to Kazanofski\KazanofskiFrmCFBT.SWD.doc