# WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Amanda BL

Affiant

Subscribed and sworn to before me, this 19th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

G-VRES-13-3227

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amanda Bobinger | SWBC Mortgage Corporation | |
| 3227 Curtis Street (ADDRESS) | 9311 San Pedro Avenue, Ste. 100 (ADDRESS) | |
| Nashville, TN 37218 (CITY) (STATE) (ZIP) | San Antonio, TX 78216 (CITY) (STATE) (ZIP) | 70-9-77.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHUKHRAT POLVONOV, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA BOBINGER, UNMARRIED AND KRISTIN RATZLAFF, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A SURVEY MADE BY DRAPER SURVEYING SERVICE, FEBRUARY 1, 1966, AS FOLLOWS:BEGINNING AT AN IRON PIN SOUTH 22 DEGREES 30' WEST 240 FEET FROM THE CENTER LINE OF CURTIS STREET, THE SAID CENTER LINE OF CURTIS STREET BEING 735 FEET WEST OF WESTERLY MARGIN OF ALPINE STREET, AND RUNNING THENCE; NORTH 67 DEGREES 30' WEST 185.1 FEET TO AN IRON PIN; THENCE SOUTH 22 DEGREES 30' WEST 258 FEET TO AN IRON PIN IN THE NORTHEASTERLY MARGIN OF HOUSTON STREET; THENCE SOUTH 67 DEGREES 30' EAST 184.1 FEET TO AN IRON PIN; THENCE NORTH 22 DEGREES 30' EAST 258 FEET TO THE BEGINNING. AND INCLUDING ALL OF GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO AN EASEMENT FOR INGRESS AND EGRESS 24.1 FEET WIDE AND 218 FEET LONG, RUNNING FROM CURTIS STREET AND TO THE LAND HEREIN CONVEYED, AND INCLUDING ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO AN EASEMENT FOR SEWER LINES IN BOOK 7389, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SHUKHRAT POLVONOV BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES, BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2, RECORDED ON THE 8TH DAY OF JUNE, 2012 IN INSTRUMENT NO. 20120608-0050368, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE EASEMENT FOR SEWER LINES RECORDED IN BOOK 7389, PAGE 123; AND THE DRIVEWAY AGREEMENT OF RECORD IN BOOK 5510, PAGE 945, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 3227 Curtis Street, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20130033598 DEEDWARR
Recvd: 04/24/13 12:54 2 pgs
Fees:13.00 Taxes:357.05

20130424-0040672

Witness my/our hand(s) this 19th day of April, 2013.

Shukhrat Polvonov by Laziz Talipov, Attorney In Fact

Shukhrat Polvonov by Laziz Talipov, Attorney-In-Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared LAZIZ TALIPOV to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHUKHRAT POLVONOV and who acknowledged he/she/they executed the same as the free act and deed of the said SHUKHRAT POLVONOV.

Witness my hand and official seal, this the 19th day of April, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903