Davidson County DEEDWARRSP
Recvd: 05/31/13 11:12 4 pgs
Fees:23.00 Taxes:218.30
20130531-0055042

CE1302-TN-547714

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,999.00

Affiant Jami Dorobiala

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF MAY 2013

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florida
Richard Work
My Commission EE 213219
Expires 07/02/2016

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Paul kazanofski 203 Wheeler Avenue Nashville, TN 37211	Paul kazanofski 203 Wheeler Avenue Nashville, TN 37211	13307007900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2004-A, Mortgage-Backed Certificates, Series 2004-A, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Paul kazanofski A married man as sole and separate property ,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 203 Wheeler Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Paul kazanofski A**

married man as sole and separate property , his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2004-A, Mortgage-Backed Certificates, Series 2004-A,** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Paul kazanofski A married man as sole and separate property** , his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2004-A, Mortgage-Backed Certificates, Series 2004-A,** has executed this deed this the 10 day of May, 2013.

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2004-A, MORTGAGE-BACKED CERTIFICATES, SERIES 2004-A

Jami Dorobiala

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jami Dorobiala, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2004-A, MORTGAGE-BACKED CERTIFICATES, SERIES 2004-A**, the within named bargainor, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Register's Office for County, State of Tennessee.

Witness my hand and Notarial Seal this 10 day of May, 2013.

Notary Public

My Commission expires: 7/2/16

POA Recorded 12-Jul-12/ As Instrument No. 20120712-0061226

RETURN TO:

Paul kazanofski
203 Wheeler Avenue
Nashville, TN 37211

Notary Public State of Florida
Richard Work
My Commission EE 213219
Expires 07/02/2016

EXHIBIT "A"

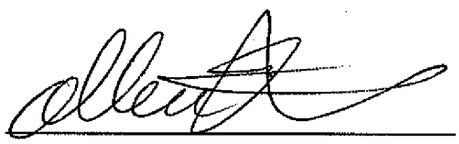
A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 1 ON THE PLAN OF PARMA HEIGHTS OF RECORD IN BOOK 2133, PAGE 23, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 FRONTS 67 FEET ON THE SOUTHERLY MARGIN OF WHEELER AVENUE AND EXTENDS BACK 194.2 FEET ON THE WESTERLY LINE AND 114.3 FEET ON THE EASTERLY LINE IN THE REAR MEASURING 104.4 FEET THEREON.

Being Property Conveyed by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC, as Successor Trustee to **HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2004-A, Mortgage-Backed Certificates, Series 2004-A**, recorded March 1, 2013, in Instrument no. 20130301-0020599, Davidson County, Tennessee.

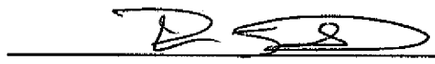
I, Allen Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



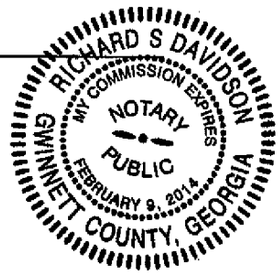
Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature



MY COMMISSION EXPIRES: 2/9/2014

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.