BILL GARRETT, Davidson County
Trans:T20130062748 DEEDQC
Recvd: 07/23/13 14:37 3 pgs
Fees:17.00 Taxes:0.00
20130723-0076214

THIS INSTRUMENT PREPARED FOR RECORDING BY:
CAPCON GROUP, LLC
401 S. MT. JULIET RD.
#235-153
MT. JULIET, TN 37122

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description.

QUIT CLAIM DEED

THIS INDENTURE, made this 15th day of **July, 2013** between **PAUL KAZANOFSKI**, First Party, and **CAPCON GROUP, LLC**, Second Party.

WITNESSETH:

That said First Party, for and in consideration of the sum of ONE AND NO/100ths DOLLARS ($1.00) and other good and valuable consideration to it in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold, remised, released, and QUIT CLAIMED, and does hereby bargain, sell, remise, release and QUIT CLAIM unto the said Second Party, the following described premises, to-wit:

THE NAME AND ADDRESS OF A PROPERTY OWNER (Second Party):
CAPCON GROUP, LLC
401 S. Mt. Juliet Road #235-153
Mt. Juliet, TN 37122

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

SAME

PARCEL ID NO: 133-07-0-079.00

PARCEL ADDRESS: 203 WHEELER AVE., NASHVILLE, TN 37211

LEGAL DESCRIPTION: LOT 1 SEC 1 PARMA HEIGHTS

CURRENT SOURCE OF TITLE #20130531-0055042

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.

Parcel ID No.: 13307007900

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 2001-A, Mortgage-Backed Certificates, Series 2004-A, recorded March 01, 2013 in, Davidson County, Tennessee.

THIS conveyance is made subject to applicable restrictions building set-back line, existing easements, and to all conditions as shown on the recorded map.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed the day and year first above written.

Paul Kazanofski

PAUL KAZANOFSKI

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **PAUL KAZANOFSKI**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **PAUL KAZANOFSKI**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office, this 15th day of **JULY, 2013**

CRYSTAL GLOVER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires:
2/15/16

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ -0-.

Affiant:

Subscribed and sworn to before me this 23 day of **JULY, 2013**.

NOTARY PUBLIC

My Commission Expires: 01/11/17

WENDY L CRIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY