WARRANTY DEED

McCann & Hubbard
1004 Williamson Ct, Ste. 201
Brentwood, TN 37027
615-377-3319

(1)

THIS INDENTURE, made and entered into this 30 day of June, 2008, by and between **ALEXANDER ZHURKIN AND ERIN E. ZHURKIN FKA ERIN E. THORNTON, HUSBAND AND WIFE,** party of the first part, and Andrew Paul Wisniewski, unmarried, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LOT 145, PHASE THREE, SECTION SIX, OCTOBER WOODS, as shown on plat of record in Plat Book 9700, Page 915 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 Grantors, by virtue of Warranty Deed recorded at Instrument Number 20010302-0019597, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 9700, Page 909 (Boundary Plat) and Book 9700, Page 915; Covenants, Conditions and Restrictions in Declaration of Covenants, Conditions and Restrictions in Book 9840, Page 276 and Book 11477, Page 748; Terms and provisions of bylaws of October Woods Homeowners' Association, Inc. in Book 9840, Page 267; Charter of October Woods Homeowners' Association, Inc. in Book 9840, Page 259; Stormwater Detention Agreement in Book 10951, Page 709; Quitclaim Deed for Common Area at Instrument No. 20000425-0041127; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 07/10/08 13:42 3 pgs
Fees:18.00 Taxes:598.48
20080710-0071040

ALEXANDER ZHURKIN

Erin E. Zhurkin FKA Erin E. Thornton

ERIN E. ZHURKIN FKA ERIN E. THORNTON

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, ALEXANDER ZHURKIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 27th day of March, 2008.

Andrea S. Joyner
Notary Public

My commission expires:
My Commission Expires Sept 25, 2010

ANDREA S. JOYNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, ERIN E. ZHURKIN FKA ERIN E. THORNTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 27th day of March, 2008.

Andrea S. Joyner
Notary Public

My commission expires:
My Commission Expires Sept 25, 2010

ANDREA S. JOYNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 161,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 30 day of June, 2008.

Brenda R Lehman
Notary Public

My commission expires:
3/12/2011

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

4508 Red Bark Court
Antioch, TN 37013

MAIL TAX NOTICES TO:

Andrew Paul Wisniewski
4508 Red Bark Court
Antioch, TN 37013

NAME AND ADDRESS OF PROPERTY OWNERS:

Andrew Paul Wisniewski
4508 Red Bark Court
Antioch, TN 37013

TAX PARCEL NO.: 183-5A-183.00CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

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Brentwood, TN 37027
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