THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2009. Notary Public MY COMMISSION EXPIRES: 11-22-2010 (AFFIX SEAL)

BONNIE J. CURRIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanika S. Chirwa, Jr. & Thabisa W. Chirwa	New Owner	MAP 141-6-D
3319 Harpeth Springs Drive		PARCEL 98.00CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ronald Jesselson and wife, Carol Jesselson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sanika S Chirwa, Jr., an unmarried man and Thabiso W. Chirwa, and unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit number 98 on the Plan of the Horizontal Property Regime Private Element Plat of Riverbridge Community, a Planned Unit Development, of record in instrument 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Ronald Jesselson and wife, Carol Jesselson by deed recorded as instrument 20040729-0090976, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This IMPROVED property known as **3319 Harpeth Springs Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this the 29 day of October, 2009.

Ronald Jesselson

Ronald Jesselson

Carol Jesselson

Carol Jesselson

BILL GARRETT, Davidson County
Trans:T20090076927 DEEDWARR
Recvd: 11/12/09 08:23 2 pgs
Fees:13.00 Taxes:499.13
20091112-0104101

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald Jesselson and Carol Jesselson** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of October, 2009.

My Commission expires 10-31-12

Notary Public

OFFICIAL SEAL
DAVID J ZELLER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/31/12

return to:

EALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

(5)