RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090082894 DEEDWARR
Recvd: 12/08/09 11:17 2 pgs
Fees:13.00 Taxes:789.95
20091208-0112228

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $213,500.00

Affiant

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 4th day of December, 2009.

Notary Public
My commission expires: ~~07-09-11-84119~~ 10-23-12

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Scott A. Sinecki<br>6840 Sunnywood Drive<br>Nashville TN 37211 | Ameriprise<br>8200 Nations Way<br>Jacksonville, FL 32256 | 181-01-0-A-026.00 |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vasilios B. Ioannitis, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Scott A. Sinecki and wife, Gina M. Sinecki**, hereinafter called the Grantees, their successors 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 Lot No. 29, on the Plan of Section One, Sugar Valley, of record in Book 9700, Page 710, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vasilios B. Ioannitis, unmarried by deed from Tina Marlene Taylor, dated August 15, 2005, recorded September 7, 2005, of record in Instrument No. 20050907-0107419, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6840 Sunnywood Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of December, 2009.

Vasilios B. Ioannitis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vasilios B. Ioannitis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 1st day of December, 2009.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12

