03

Kathy Title

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Rachelle Caudill
Affiant

# WARRANTY DEED

Subscribed and sworn to before me, this 10TH DAY OF DECEMBER, 2009:

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: 2/11/13

(AFFIX SEAL)

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Krystynna Winkowski | FIFTH THIRD MORTGAGE CO. | 164-16A-105 |
| | (NAME) | |
| 1609 SOULSHINE (ADDRESS) | 5001 KINGSLEY DR., MD: 1MOCBQ (ADDRESS) | |
| ANTIOCH, TN 37013 (CITY) (STATE) (ZIP) | CINCINNATI, OH 45227 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Hanny Abadir and Erin Basale, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Krystynna Winkowski, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NUMBER 69, MEADOW WOODS, SECTION FOUR, IN INSTRUMENT NO. 20010605005811S, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BILL GARRETT, Davidson County
Trans:T20100000160 DEEDWARR
Recvd: 01/04/10 11:07 2 pgs
Fees:13.00 Taxes:514.30
20100104-0000271

BEING THE SAME PROPERTY CONVEYED TO HANNY ABADIR AND WIFE ERIN BASALE, HUSBAND AND WIFE, BY DEED DATED FEBRUARY 24TH, 2006, AND FILED FOR RECORD IN INSTRUMENT NO. 20060309-0027677, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1609 Soulshine, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and

# WARRANTY DEED
(Continued)

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 my/our hand(s) this 10th day of December, 2009.

Hanny Abadir by Hany Farid as attorney in fact
Hanny Abadir

Erin Basale by Hany Farid as attorney in fact.
Erin Basale

STATE OF Tennessee

COUNTY OF DAVIDSON

On this the 10th day of DECEMBER, 2009, before me personally appeared HANY FARID to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of HANNY ABADIR AND ERIN BASALE, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of DAVIDSON County, Tennessee.

Witness my hand and official seal this 10th day of DECEMBER, 2009.

Darrell Lange
Notary Public

My Commission Expires: 3/10/12

DARRELL LANGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 10, 2012