BILL GARRETT, Davidson County
Trans: T20100003808 DEEDWARR
Recvd: 01/20/10 14:05 2 pgs
Fees: 13.00 Taxes: 440.30
20100120-0004948

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Shady Soliman and Suzie Farag	U.S. Bank (NAME)	149-2-B
840 Bishopsgate Rd (ADDRESS)	4801 Frederica Street (ADDRESS)	83
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Owensboro, KY 42301 (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 Shirley Hawkins and Steven Hawkins, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shady Soliman and Suzie Farag, 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:

LAND IN DAVIDSON COUNTY TENNESSEE , BEING LOT NO 209 ON THE PLAN OF PHASE II PICCADILLY SQUARE AS OF RECORD IN PLAT BOOK 6250, PAGES 92, THROUGH 94, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO STEVEN M. HAWKINS AND WIFE SHIRLEY M HAWKINS, BY WARRANTY DEED FROM JAMES H. JOHNSON, JR. AND WIFE REGINA LYNN JOHNSON OF RECORD IN BOOK 10549, PAGE 881, DATED JULY 29TH, 1997, AND FILED FOR RECORD JULY 30, 1997, REGISTERS 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 840 Bishopsgate Road, 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 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 31st day of December, 2009.

Shirley Hawkins

Steven Hawkins

STATE OF Tennessee

COUNTY OF Davidson

I, DARRELL LANGE, a Notary Public of the County and State first above written, do hereby certify that Shirley Hawkins and Steven Hawkins personally appeared before me this 31st day of DEC, 2009, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of ~~November~~ DECEMBER, 2009.

Notary Public

My Commission Expires: 3/10/12

(SEAL)

DARRELL LANGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027