PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20100079728 DEEDWARR
Recvd: 12/20/10 10:02 2 pgs
Fees:13.00 Taxes:1394.90
20101220-0100866

W & I Ref:(DM) Title No: 50711
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christie Coleman Kelley 2738 Sharondale Court Nashville, Tennessee 37215	American Bank + Trust 808 W. Main St. Livingston, TN 38570

TAX MAP-PARCEL NUMBERS: 117030N00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$377,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Souraya Jammal Uniejewski, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christie Coleman Kelley** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Unit No. 2738 on the Plan of Sharondale Court of record in Document No. 20040701-0078406 and amended and further set out in Exhibit "B" o f the Declaration of Covenants, Conditions and Restrictions establishing a Planned Unit Development with private elements for Sharonwood Townhomes of record in Document No. 20060516-0057032 Register's Office for said County to which plan reference is hereby made for a complete description.

Being the same property conveyed to Souraya Jammal by Warranty Deed from JRJR, a Tennessee General Partnership, dated May 23, 2006 and recorded on May 24, 2006, of record in Doc. No. 20060524-0061058 Register's Office for Davidson County, Tennessee. The said Souraya Jammal is now known as Souraya Jammal Uniejewski.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Document No. 20040701-0078406 and shown as Exhibit "B" of record in Document No. 20060516-0057032 said Register's Office, which Plan shows minimum setback lines to be determined by Metropolitan Zoning and a 20 foot easement for public utility and drainage purposes only the rear lines of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Document No. 20060516-0057032, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Dan Uniejewski, spouse of Souraya Jammal Uniejewski, joins in execution of this instrument solely to convey any marital interest he may have in the subject property.

This is improved property, known as: 2738 Sharondale Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of December, 2010.

Souraya Jammal Uniejewski **Dan Uniejewski**

State of TENNESSEE
County of DAVIDSON

On this 17th day of December, 2010 , before me the undersigned authority, personally appeared **Souraya Jammal Uniejewski and Dan Uniejewski**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $377,000.00

Affiant

Sworn and subscribed before me this the 17th day of December, 2010

My Commission Expires: 3-9-13 IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Notary Public