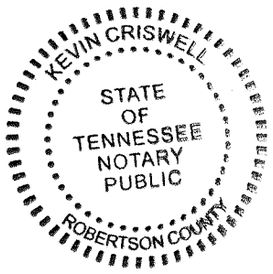
Davidson County DEEDWARR
Recvd: 06/28/16 15:32 3 pgs
Fees:18.00 Taxes:773.30
20160628-0066038



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 209,000.00

Affiant

Subscribed and sworn to before me, this 24th day of June, 2016.

Notary Public

My commission expires: 12-29-19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
George Morkos **Amany Abdelmalak**	**US Bank National Association**	**149030A01500CO**
1408 Clapham Court	**7601 Penn Ave., S., Suite A1**	
Antioch, TN 37013	**Richfield, MN 55423**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Claudia Alexandru and Mariusz Alexandru, wife and husband, as tenants by the entirety, with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George F. Morkos and Amany Abdelmalak, husband and wife

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 9 on the Plan of Section One, Chelsea Village Addition, of record in Plat Book 7900 at Page 704, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Claudia M. Alexandru, from Derinda D. Willie, unmarried woman, by Warranty Deed dated March 23, 2001 of record in Instrument No. 20010328-0029613, Register's Office for Davidson County, Tennessee. Claudia M. Alexandru conveyed her interest to Claudia M. Alexandru and Mariusz Alexandru, wife and husband, as tenants by the entirety, with right of survivorship, by Quitclaim Deed dated April 21, 2006 of record in Instrument No. 20060801-0093359, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1408 Clapham Court, Antioch, TN 37013.

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 in 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 24th day of June, 2016.

Claudia Alexandru by Ruslan Bagirov as attorney in fact

Claudia Alexandru, by her attorney in fact, Ruslan Bagirov

Mariusz Alexandru by Ruslan Bagirov as attorney in fact

Mariusz Alexandru, by his attorney in fact, Ruslan Bagirov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Ruslan Bagirov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Claudia Alexandru and Mariusz Alexandru, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Claudia Alexandru and Mariusz Alexandru, by the said Ruslan Bagirov, as Attorney in Fact.

Witness my hand and official seal at office at Nashville, Tennessee on this the 24th day of June 24, 2016.

Notary Public

My Commission Expires: 12-29-19

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY