Bill Garrett Davidson County
Batch# 127982 DEEDWARR
08/13/2018 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20180813-0079529

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9th DAY OF AUGUST, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9531

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Fawzi M. Alidani	Waterstone Mortgage Corp.	Tract One: **141030B00100CO** (Unit A)
7915 Unit A & B Hooten Hows Rd	N25 W23255 Paul Rd.	Tract Two: **141030B00200CO** (Unit B)
Nashville, TN 37221	Pewaukee WI 53072	

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,

KATHERINE WIECZERZA AND JOANNA WRIGHT AND DAVID E. HELLER, SUCCESSOR TRUSTEE OF THE WIECZERZA FAMILY TRUST

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

FAWZI M. ALIDANI AND ANGIE ALIDANI, 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:

Tract One:

Land in Davidson County, Tennessee, being Unit A of 7915 Townhomes as established by Declaration of Covenants, Conditions and Restrictions and Master Deed recorded in Instrument No. 20100910-0072272, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Katherine A. Wieczerza, a single person, Gertrude E. Wieczerza*, a single person and Joanna L. Wright, a single person by Warranty Deed from MKK Family, LLC, a Limited Liability Company, recorded on the 11th day of October, 2010 in Instrument No. 20101011-0081215, in the Registers Office Davidson County, Tennessee.

*The said Gertrude E. Wieczerza having since died testate on June 7th, 2013. The decedent's last will and testament established the Wieczerza Family Trust and named it beneficiary of the estate. The said will was admitted to probate for the sole purpose of establishing a muniment of title, and pursuant to that certain Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate No. 18P-1330 dated August 8, 2918 (Recorded at Instrument No. 20180808-00788148 in the Registers Office Davidson County, Tennessee), and operation of law, decedent's title in and to the property has vested unto the Wieczerza Family Trust.

Tract Two:

Land in Davidson County, Tennessee, being Unit B of 7915 Townhomes as established by Declaration of Covenants, Conditions and Restrictions and Master Deed recorded as Instrument No. 20100910-0072272, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Katherine A. Wieczerza and Joanna L. Wright, as joint tenants with right of survivorship by Warranty Deed from MKK Family, LLC, a Tennessee limited liability company, recorded on the 12th day of May, 2011 in Instrument No. 20110512-0036567, in the Registers Office Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIBBETT ACRES, as recorded in Plat Book 4300, Page(s) 97, amended in Book 4536, Page 280.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100910-0072272.

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: 1-18-2422

This is improved property known as 7915 Unit A & B Hooten Hows Rd, Nashville, TN 37221

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 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 our hand on the 9th day of August, 2018.

Katherine Wieczerza

Joanna Wright

Wieczerza Family Trust

David E. Heller, Successor Trustee

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, KATHERINE WIECZERZA AND JOANNA WRIGHT the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of August, 2018.

Notary Public My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE **COUNTY OF** _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, David E. Heller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of the Wieczerza Family Trust , the within named barganor, a trust, and that David E. Heller, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of August, 2018.

Notary Public My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY