Davidson County DEEDWARR
Recvd: 03/31/04 11:11 2pgs
Fees:13.00 Taxes:432.90
20040331-0036205

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF ~~MARCH, 2004~~.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred R. Abriola	USAA Federal Savings Bank	Map 97-08-0-A
(NAME) 312 Point Park	(NAME) 10750 McDermott Freeway	Group 134.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) San Antonio Texas 78288-0558	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,
Judith B. Cummings, a Single Person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred R. Abriola and Teresa C. Abriola ,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:

Being Unit Number Y-2 of the Condominium Plat of Lake Chateau of record in Plat Book 6250, Pages 607-610 which revises and amends Plat Book 5050, Pages 2-4 and Plat Book 4675, Pages 41-44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Judith B. Cummings, a Single Person by Warranty Deed dated June 2, 1999 from N.P. Builders of record in Book 11516, Page 744 and rerecorded in Book 11536, Page 559, Register's Office for Davidson County, Tennessee.

Master Deed and Restrictive Covenants of record in Book 5819, Page 432, Book 6639, Page 468, Book 6691, Page 308, Book 7025, Page 380, Book 7367, Page 272 and Book 10322, Page 682, Register's Office of said County.

Quitclaim Deed to Homeowner's Association as shown of record in Book 4991, Page 931, Register's Office for said County.

Easements as shown of record in Book 1224, Page 253, Book 1237, Page 944, Book 1298, Page 133, Book 1303, Page 25, Book 4077, Page 604, Book 5071, Page 277, Book 6599, Page 291 and Book 6651, Page 123, Register's Office for said County.

Agreements shown of record in Book 5071, Page 277, Book 6551, Page 765, Book 6691, Page 308 and Book 6691, Page 314, Register's Office for said County.

By-Laws as shown of record in Book 5708, Page 781, Book 5718, Page 988 and Book 6639, Page 548, Register's Office for said County.

Homeowner's Association of record in Book 6877, Page 491, Register's Office for said County.

Assignment of Rights of record in Book 10836, Page 280, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 336 Lake Chateau Drive, Hermitage, TN 37076

(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.

Witness my/our hand(s) this 29th day of March, 2004.

Judith B. Cummings

Judith B. Cummings

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Judith B. Cummings, a Single Person the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/29/2004

My Commission Expires: 1-23-06

Notary Public

TRACEY TYLER NOTARY PUBLIC WILSON COUNTY, TENN.

File Number24020213
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122