File No. 20050019

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July 19, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew A. Kutny	SunTrust Mortgage, Inc.	73-13-196
(NAME)	(NAME)	
1609 Lethia Drive	201 Fourth Ave N/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/20/05 11:23 2 pgs
Fees:13.00 Taxes:438.45

20050420-0043892

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, I, Peggy W. Smith, formerly known as Peggy E. Pouder, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew A. Kutny and wife, Diane F. Kutny, 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 Lot No. 16 on the Map of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said County.

Said Lot No. 16 fronts 75 feet on the easterly side of Lethia Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Peggy E. Pouder by deed from A.B.Neil, Jr., dated February 23, 1979, of record in Book 5400, page 412, Register's Office, Sumner County, Tennessee.

David Riley Smith is signing on behalf of Peggy W. Smith pursuant to the Power of Attorney of record in Instrument Number 20050209-0015304, Register's Office for Davidson County, Tennessee.

Subject to the plan of record in Book 1835, page 90, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1609 Lethia Drive, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

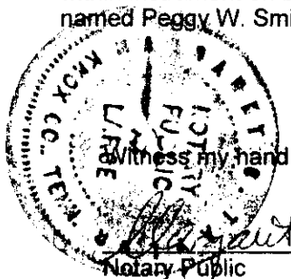
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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.

Peggy W. Smith by David Riley Smith as her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Riley Smith with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Peggy W. Smith as her Attorney in Fact as the free act and deed of the within named Peggy W. Smith.



Witness my hand and official seal on April 13, 2005.

Notary Public

My Commission expires: June 6, 2006