WARRANTY DEED

FILE BOX 19B
06-03-012-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of March, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KEVIN D. LEVESQUE AND WIFE, AMY L. LEVESQUE	**USAA FEDERAL SAVINGS BANK**	143-03
(NAME) 6840 Highland Park Drive	(NAME) 10750 McDermott Freeway	12.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) San Antonio, TX 78288-0558	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SUSAN L. GREENE, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEVIN D. LEVESQUE AND WIFE, AMY L. LEVESQUE**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 14 on the Plan of West Meade Highlands, Section 1, of record in Book 3700, Page 69 & 70, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 14 fronts 105 feet on the easterly side of Highland Park Drive and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to SUSAL L. GREENE, by Deed from SUSAN L. GREENE, AS TRUSTEE OF THE GREEN FAMILY TRUST of record in Instrument No. 20020705-0080817, Register's Office for Davidson County, Tennessee.

*20060406-0039974

THIS instrument is being executed in behalf of **SUSAN L. GREENE** pursuant to a Power of Attorney executed by same on the 23RD day of MARCH, 2006, and being filed for record in Instrument No. _____, and being recorded simultaneously herewith.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 04/06/06 15:14 2 pgs
Fees:13.00 Taxes:936.10

20060406-0039975

BEING unimproved ☐
Improved ☒ property known as: 6840 Highland Park Drive, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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.

Susan L. Greene

WITNESS WHEREOF, hands, this 31st day of March, 2006

by Andrea C. Brewer

ANDREA C. BREWER

STATE OF Tennessee
COUNTY OF Davidson

On this 31st day of March, 2006, before me personally appeared ANDREA C. BREWER, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SUSAN L. GREENE, and acknowledged that she executed the same as the free act and deed of the said Susan L. Greene.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March, 2006.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 03/31/07

Notary Public