Davidson County DEEDWARR
Recvd: 06/29/06 09:22 2 pgs
Fees:13.00 Taxes:333.00

20060629-0077760

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$90,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|27 DAY OF June, 2006.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-24-2009
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Contreras 3242 Priest Woods Drive Nashville, TN 37214	New Owner	Map 108-16 Parcel 35

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 acknowledged, we,

Robert Kuchta, unmarried, and Bonnie Kathleen Giardono, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Karen J. Contreras, unmarried

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40A, ZONE LOT DIVISION LOTS 31, 40, AND 39 OF SECTION 2, REVISED OF LAKEVIEW HILLS SUBDIVISION, SECTION 2, REVISED OF LAKEVIEW HILLS SUBDIVISION, SECTION 2, AS OF RECORD IN PLAT BOOK 6250, PAGE 325, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT KUCHTA BY CASH DEED FROM DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, DATED JANUARY 30, 2004, OF RECORD IN INSTRUMENT NUMBER 20040205-0014383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO ROBERT KUCHTA AND BONNIE KATHLEEN GIARDONO, AS TENANTS IN COMMON WITH JOINT RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED DATED JULY 8, 2004, OF RECORD IN INSTRUMENT NUMBER 20040709-0082132, SAID REGISTER'S OFFICE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 325, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6156, Page 638, and Book 6250, Page 325, Register's Office for Davidson County, Tennessee.
4) Property is subject to easement for storm drains granted to Metro Government in Book 5856, Page 84, said Register's Office.
5) Property is subject to easement for water main granted to Metro Government in Book 6264, Page 782, said Register's Office.
6) Property is subject to easement for sanitary sewer granted to Metro Government in Book 6264, Page 787, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 3242 Priest Woods Drive, Nashville, TN 37214
(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 our hand(s) this 27th day of June, 2006.

Robert Kuchta

Bonnie Kathleen Giardono

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert Kuchta, unmarried, and Bonnie Kathleen Giardono, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2006.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076