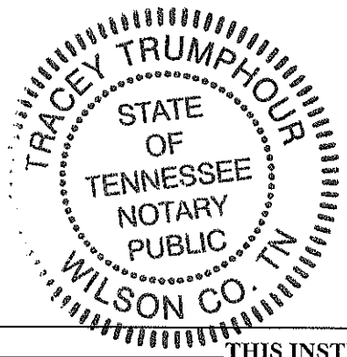
File No. 290600980

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Leslie J. Loney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2009.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11.28.09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/24/09 15:11 3 pgs
Fees:18.00 Taxes:499.50
20090724-0069813

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie J. Loney	USAA Federal Savings Bank	
(NAME) 1632 Aaronwood Drive	(NAME) 10750 McDermott Freeway	MAP/PARCEL 063160B02000CO
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, Adam Kucenas and Sarah Kucenas, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Leslie J. Loney, an unmarried person**, hereinafter called the grantee(s), her 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. 20 on the Plan of Hampton Park (formerly Chitwood Downs, Planned Unit Development) of record in Plat Book 6900, Pages 550 thru 552, corrected in Book 7462, Page 445 and by Amendment to Change Name in Book 8181, Page 112, 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 Adam Kucenas and Sarah Kucenas by Deed dated November 10, 2005 from MaKayla S. Barrett of record in Instrument Number 20051115-0137944, Register's Office for said County.

This conveyance is subject to Sanitary Sewer and Storm Drainage Easement as shown of record in Deed Book 11030, Page 740; Utility easement as shown of record in Book 8671, Page 61; Water easement as shown of record in Book 7489, Page 515 and Book 7460, Page 930, Register's Office for said County.

Restrictive Covenants of record in Deed Book 8336, Page 393 and Book 7451, Page 739; Book 7351, Page 852, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 7431, Page 204; Book 8517, Page 762; book 8833, Page 216, Register's Office for said County.

Quitclaim Deed to Homeowner's Association as shown of record in Deed Book 8951, Page 797; Book 8207, Page 276, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 1632 Aaronwood Drive, Old Hickory, TN 37138

(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 GRANTEE(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her 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 hands this 23rd day of July, 2009.

Adam Kucenas

Sarah Kucenas

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Adam Kucenas and Sarah Kucenas, husband and wife, with whom I am personally acquainted, or proved to me 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 Mt Juliet, Tennessee, this 7/23/2009.

My Commission Expires 11.28.09

Notary Public

File Number: 290600980

RETURN TO:

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

Certificate of Authenticity

I, Kimie Perry, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true ~~and~~ correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

