01288-2210

# WARRANTY DEED

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$161,500.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2011.

Notary Public

My commission expires: 11-21-12
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **William D. Latta** | New Owner | **Map 062-2B Parcel 249CO** |
| **4632 Cather Court** | | |
| **Nashville, TN 37214** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Jeff Kujawa and wife, Brooke Kujawa formerly known as Brooke Sommer**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**William D. Latta, 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. 172 on the Plan of Abbington Park, a Planned Unit Development, Phase One, Section Five, of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.**

**Being the same property conveyed to Jeff Kujawa, an unmarried man and Brooke Sommer, an unmarried woman, as joint tenants with right of survivorship, of record in Instrument No. 20061003-0122113, Register's Office for Davidson County, Tennessee. The Grantors have since married and Brooke Sommer is now known as Brooke Kujawa.**

**This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030213-0020075 and Supplemental for Phase One, Section Five, of record in Instrument No. 20060202-0012846, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.**

This is improved (__x__) Unimproved (____) property, known as **4632 Cather Court, Nashville, TN 37214**

BILL GARRETT, Davidson County
Trans:T20110020197 DEEDWARR
Recvd: 04/06/11 12:11 2 pgs
Fees:13.00 Taxes:597.55
20110406-0026595

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 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 **1st** day of **April, 2011.**

**Jeff Kujawa**

**Brooke Kujawa, formerly known as Brooke Sommer**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Jeff Kujawa and Brooke Kujawa, formerly known as Brooke Sommer** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **April, 2011.**

**Notary Public**

**My Commission Expires:** 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.