Davidson County DEEDWARR
Recvd: 05/31/11 10:30 4 pgs
Fees:23.00 Taxes:895.40
20110531-0041146

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May, 2011.

NOTARY PUBLIC

My Commission Expires: June 20, 2011

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jan M. Liechty and Stacia Liechty 905 Leblanc Court Nashville, TN 37221	USAA Federal Savings 10750 McDermott Freeway, San Antonio, TX 78288	142-13-0B-032 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WESLEY G. WEEKS, MARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAN M. LIECHTY AND STACIA LIECHTY, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 200, as shown on the map entitled Plan of Riverside, Phase 4B, of record in Plat Book 9700, page 750, 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 WESLEY G. WEEKS AND SPOUSE, ASHLEY D. WEEKS, by deed from ROCHFORD REALTY AND CONSTRUCTION CO., INC., of record as Instrument No. 20000301-0020244, dated February 29, 2000, said Register's Office. Then being further conveyed to WESLEY G. WEEKS, by Quitclaim Deed from ASHLEY D. WEEKS, of record as Instrument No. 20061106-0137550, dated October 30, 2006, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS

This improved property is known as 905 Leblanc Court, Nashville, TN.

This conveyance is subject to the following matters:

1. General or special taxes and assessments required to be paid in the year 2011 and subsequent years for Map-Par. 142-13-0B-032 CO.

2. Matters shown on the Plan of record in Plat Book 9700, page 750, said Register's Office.

3. Agreement for Dedication of Easement for Water Line of record in Book 6970, page 275, and Book 6970, page 281, said Register's Office.

4. Dedication of Public Utilities Easement of record in Book 6970, page 278, said Register's Office.

5. Permanent Easement as set out in the Warranty Deed of record in Book 6972, page 45, said Register's Office.

6. Ingress/Egress Easement as set out in the Warranty Deed of record in Book 7103, page 48, said Register's Office.

7. Declaration of Easements and Restrictive Covenants for Riverside of record in Book 7185, page 619, Book 7405, page 780, and as amended as Instrument No. 20040419-0044162, said Register's Office.

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. We do covenant with 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, except for those matters set forth above, those matters appearing of record, real property taxes and any matters that would be revealed by a current survey. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 25rd day of May, 2011.

Wesley G. Weeks

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wesley G. Weeks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of May, 2011.

Colleen L. Lloy
Notary Public

My commission expires: June 19, 2012

COLLEEN L. LLOY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 19, 2012

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011