BILL GARRETT, Davidson County
Trans:T20140041205 DEEDWARR
Recvd: 06/11/14 14:02 2 pgs
Fees:13.00 Taxes:573.50
20140611-0050903

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: SEP 20 2016
(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

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
Marva A. Bell 708 Allen Pass Madison, TN 37115	NEW OWNER	Map 052 Parcel 16-0-022.00

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,

Peggy Diane Kennedy, married, Robert Kalman Kuchta, married and Frank Daniel Kutchta, married

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

Marva A. Bell, an unmarried woman

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. 16 on the Map of Marlin Meadows, Section IV, as of record in Book 2133, Pages 66 and 67, Register's Office for said County.

Said Lot No. 16 fronts 100 feet on the northwesterly side of Allen Pass and runs back 225.2 feet on the northeasterly line and 224.8 feet on the southwesterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Robert John Kuchta and wife, Mildred Wadel Kuchta by Deed from Edward E. Marlin and wife, Florence Claudia Marlin dated September 28, 1955 of record in Book 2452, Page 477, Register's Office for Davidson County, Tennessee. Robert John Kuchta having died on December 25, 2012, leaving property vested in Mildred Wadel Kuchta as surviving tenant by the entirety. Mildred Wadel Kuchta died testate on January 30, 2013, devising subject property to Peggy Diane Kennedy, Robert Kalman Kuchta and Frank Daniel Kutchta by Last Will and Testament of Mildred Wadel Kuchta, Probate Docket#13P-652, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This property is not nor has ever been the principal residence of the spouses of the Grantors herein.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 2133, Page 66-67, Register's Office for Davidson County, Tennessee.
3) Restrictive Covenants contained in Book 2196, Page 35, Register's Office for Davidson County, Tennessee
4) Easement for sanitary sewer/storm drainage of record in Book 4366, Page 201, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **708 Allen Pass, Madison, TN 37115**
(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 28th day of May, 2014.

Robert Kalman Kuchta

Frank Daniel Kuchta

Peggy Diane Kennedy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert Kalman Kuchta, Frank Daniel Kuchta, and Peggy Diane Kennedy, with whom I am personally acquainted, (or who 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, at office, this 28th day of May, 2014.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

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