Davidson County DEEDWARR
Recvd: 08/04/14 15:35 2 pgs
Fees:13.00 Taxes:999.00
20140804-0069861

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

Y-KW-14-1017A

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard A. Sowienski and Rola Jean Sowienski	CMG Mortgage Inc	
(NAME)	(NAME)	**131-08-0-106.00**
1017A Glendale Lane	3160 Crow Canyon Rd Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KYLE N. CENTER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD A. SOWIENSKI AND ROLA JEAN SOWIENSKI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. "A" on the Plan of Zone Lot Division Part of Lot 2, Glendale Park of record in Plat Book 5800, Page 254, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle N. Center by deed from Brandon R. Black and Jennifer Black of record in Instrument No. 20120814-0072696 Register's Office for Davidson County, Tennessee, dated July 31, 2012 and recorded on August 14, 2012.

This conveyance is subject to:
- Subject to 2014 county taxes.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 254, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 141, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4158, Page 950, in the Register's Office for Davidson County, Tennessee.
- Party Wall and Shared Elements Agreement of record in Book 9402, Page 881, in the Register's Office for Davidson County, Tennessee.
- Joint Driveway Agreement of record in Book 9402, Page 878, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6299, Page 369, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20120814-0072696 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1017A Glendale Lane , Nashville, Tennessee 37204**.

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), their 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), 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 the 31 DAY OF JULY, 2014.

Kyle N. Center by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KYLE N. CENTER, and who acknowledged he/she/they executed the same as the free act and deed of the said KYLE N. CENTER.

Witness my hand and official seal, this the 31st of July, 2014.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017