File 26721-4 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095874 DEEDWARR
Recvd: 12/23/14 09:56 2 pgs
Fees:13.00 Taxes:444.00
20141223-0117238

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00**.

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2014.

Notary Public

My commission expires: 9-19-16
(AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Marie C. Stewart	USAA Federal Savings Bank	Map 073-11-0, Parcel 009.00
2800 Donna Hill Drive	P.O. Box 0054	
Nashville, TN 37214	Palatine, Illinois 60055-0054	

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,

Walter S. Weglarz, unmarried and Joseph F. Weglarz, married

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

Marie C. Stewart, ~~unmarried~~ 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. 419 on the Plan of Sunset View, Section Two, of record in Book 2663, page 52, 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 Walter S. Weglarz and Joseph F. Weglarz by Deed from Stanley V. Weglarz and wife, Irene Mary Weglarz, dated July 30, 2004, of record in Instrument No. 20040804-0093232, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Joseph F. Weglarz, pursuant to a Power of Attorney executed by same on the 18th day of December, 2014, of record in Instrument No. 20141223-0117237, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of Joseph F. Weglarz or his spouse.

This conveyance is made subject to the following:
(1) The Plan of record in Book 2663, Page 52, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Restrictive Covenants contained in instrument of record in Book 2449, Page 38, Register's Office for Davidson County, Tennessee.
(3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6489, page 364, Register's Office for Davidson County, Tennessee.
(4) Taxes for 2014 County, which have been prorated and paid by the Grantors herein.

This is improved (__X__) Unimproved (____) property, known as **2800 Donna Hill Drive, Nashville, TN 37214**

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 **22nd** day of **December, 2014.**

Walter S. Weglarz

Joseph F. Weglarz, By: Walter S. Weglarz, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Walter S. Weglarz,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **December, 2014.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Walter S. Weglarz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Joseph F. Weglarz** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of **Joseph F. Weglarz** and as the personal act and deed of the said for the purpose therein contained, by signing the name of **Joseph F. Beglarz,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **December, 2014.**

My Commission expires: 7-3-17

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017