(2)

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130041779 DEEDWARR
Recvd: 05/20/13 11:15 3 pgs
Fees:18.00 Taxes:584.60
20130520-0050530

ADDRESS NEW OWNER:
Justin M. Sienicki
1109 Waverunner Ct E
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX, 78288

MAP	**136-13**
GROUP	**A**
PARCEL	**12.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher J. Biddle and Amanda V. Biddle, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Justin M. Sienicki and Lori J. Sienicki, husband and wife**, 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. 12 on the Plan of Watersview, of record in Instrument No. 20010515-0050286, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Biddle and Amanda V. Biddle, husband and wife by Quitclaim Deed dated September 18, 2012 from Amanda B. Vannaken (n/k/a Amanda B. Biddle) of record in Instrument no. 20120926-0087444, Register's Office for Davidson County, Tennessee; having been the same proerty conveyed to Amanda B. Vannaken by deed dated December 26, 2006 of record in Instrument No. 20070108-0003369, said Register's Office..

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **1109 Waverunner Ct E, Nashville, Tennessee 37217.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **17th** day of **May, 2013.**

Christopher J Biddle, by Amanda V Biddle as attorney in fact

Christopher J. Biddle, by Amanda V. Biddle, as attorney-in-fact

Amanda V Biddle

Amanda V. Biddle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Amanda V. Biddle,**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and further acknowledges that she is the Attorney in Fact for her husband, **Christopher J. Biddle,** and as Attorney in Fact, she executed the within Warranty Deed by signing the name of **Christopher J. Biddle** as his free act and deed.

WITNESS my hand and official seal this 17th day of May, 2013.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $158,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of May, 2013.

~~Robert M. Loffi~~
NOTARY PUBLIC

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: ~~5/3/2016~~ 03-07-17