BILL GARRETT, Davidson County
Trans:T20140028188 DEEDWARR
Recvd: 04/24/14 16:24 2 pgs
Fees:13.00 Taxes:481.00
20140424-0034742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000

Affiant

Subscribed and sworn to before me, this 4-21-14

Notary Public

My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RODNEY PETAK **MISTY PETAK**	**SWBC MORTGAGE CORP.**	**07116028100**
1607 NORVEL AVE.	**9311 SAN PEDRO AVE., SUITE 100**	
NASHVILLE, TN 37216	**SAN ANTONIO, TX 78216**	

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 ACKNOWLEDGE, WE,

KIRK J. WINGER, MARRIED

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

RODNEY PETAK and MISTY PETAK, 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 NORTHERLY TEN FEET OF LOT NO. 351 AND ALL OF LOT NO. 350, AND THE SOUTHERLY TEN FEET OF LOT NO. 349 ON THE PLAN OF OAKWOOD PARK, OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT AND PARTS OF LOTS ADJOIN AND FRONT TOGETHER FIFTY FEET ON THE EASTERLY SIDE OF MONTGOMERY AVENUE, FORMERLY NORTH 9TH STREET, AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO KIRK J. WINGER, UNMARRIED, BY WARRANTY DEED FROM DANIELLE SEVIGNY, UNMARRIED, DATED 03/30/2012 AND RECORD ON 04/09/2012 IN INSTRUMENT NUMBER 20120409-0030312, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $112,000.00. KIRK J. WINGER HAVING SINCE MARRIED TO DANIELLE NICOLE WINGER. DANIELLE NICOLE WINGER JOINS IN THIS CONVEYENCE TO TRANSFER ANY AND ALL MARIATAL INTEREST SHE MAY HAVE THIS PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1212 MONTGOMERY AVE, NASHVILLE, TN 37207.

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 in 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 .

Kirk J Winger by Jayme Dale Sevigny attorney-in-fact
KIRK J. WINGER BY JAYME DALE SEVIGNY,
ATTORNEY-IN- FACT

Danielle Nicole Winger by Jayme Dale Sevigny attorney-in-fact
DANIELLE NICOLE WINGER BY JAYME DALE SEVIGNY,
ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jayme Dale Sevigny, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Kirk J. Winger and Danielle Nicole Winger and is authorized by them to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book #_____, Page _____, in said Register's Office.

#20140424-0034741

Witness my hand and official seal at office, this 21st day of April 2014

Notary Public

My Commission Expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY