WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT14100301

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/16/18

(AFFIX SEAL)

GARY VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda B. Wenger	SWBC Mortgage Corporation	062-02-0-B-129.00 CO
(NAME)	(NAME)	
3336 Cain Harbor Drive	9311 San Pedro Ave. Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stephen Kihnley and wife, Bethany Kihnley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda B. Wenger, a single woman**, HEREINAFTER CALLED THE GRANTEE, HER 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. 62 on the Plan of First Amendment, Abbington Park, Phase One, Section Three, a Planned Unit Development, of record in Instrument Number 20040728-0090230, Register's Office said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Kihnley and wife, Bethany Kihnley, by Warranty Deed from Theodore Miles and wife, Mary Miles, dated March 19, 2010, of record in Instrument No. 20100323-0021642, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated; all matters appearing on the Plan of record in Instrument No. 20040728-0090230; Restrictions of record in Instrument No. 20000720-0071648; Instrument No. 20010402-0031520; Instrument No. 20030213-0020075 and Instrument No. 20040518-0058461; By-Laws of record in Instrument No. 20030303-0027406; Articles of Incorporation/ Charter of record in Instrument No. 20030303-0027405; Easement for flowage of record in Book 2242, page 513; Easement for ingress-egress of record in Book 1198, page 525; Easement for TVA power line of record in Book 1163, page 341; Easement for sanitary sewer of record in Book 8377, page 820; Stormwater Detention Agreement of record in Instrument No. 20030109-0004246; Deed of conveyance for common areas of record in Instrument No. 20050201-0011848; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3336 Cain Harbor Drive, Nashville, TN 37214

(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.

BILL GARRETT, Davidson County
Trans:T20140089194 DEEDWARR
Recvd: 11/26/14 11:00 2 pgs
Fees:13.00 Taxes:666.00
20141126-0109151

Witness our hands this 24th day of November, 2014.

Stephen Kihnley

Bethany Kihnley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Stephen Kihnley and Bethany Kihnley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of November, 2014.

Notary Public

My Commission Expires:

