(3)

# WARRANTY DEED

Return to: Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

O-SRE-15-4160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2018

**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) |
|---|---|---|
| **Andrew R. Killingsworth and Janet Killingsworth** | SWBC Mortgage Corp. | |
| (NAME) **4160 Longfellow Drive** | (NAME) 9311 San Pedro Ave., #100 | **62-2-B-158.00 CO** |
| (ADDRESS) **Nashville, TN 37214** | (ADDRESS) San Antonio, TX 78216 | |
| (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 **BERTRAND MENDIOLA AND WIFE, MARIA MENDIOLA,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW R. KILLINGSWORTH AND JANET KILLINGSWORTH, 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 202, Final Plat Abbington Park, Phase One, Section Four, as shown on plat of record in Instrument No. 20050110-0003256, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bertrand Mendiola and wife, Maria Mendiola by Warranty Deed from Darlene Dulac, an unmarried woman, recorded on the 8th day of February, 2008 in Instrument No. 20080208-0013301, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT ABBINGTON PARK, PHASE ONE, SECTION FOUR, as recorded in Instrument No. 20050110-0003256, amended of Open Space recorded at Instrument No. 20061005-0123983, Register's Office for Davidson County.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20030213-0020075, supplemented at Instrument Nos. 20050201-0011849, Register's Office for Davidson County.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Instrument No. 20010402-0031520, Register's Office for Davidson County.
- Covenants and conditions of record in Instrument No. 20000720-0071648, Register's Office for Davidson County, Tennessee.
- Charter of Abbington Park Homeowners Association, Inc. recorded at Instrument No. 20030303-0027405.
- Terms and provisions of by-Laws of Abbington Park Homeowners Association, Inc. recorded in Instrument No. 20030303-0027406.
- QuitClaim Deed for Common Area and Open Space recorded at Instrument No. 20050201-0011847, corrected at Instrument No. 20081023-0106257.
- Provisions contained in deed of conveyance of record in Book 8377, Page 820, Register's Office for Davidson County, Tennessee which contains reservations for certain sewer taps.
- Warranty Deed of Flowage easements granted to the United States of America, of record in Book 2242, Page 513, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement to the United States of America of record in Book 1163, Page 341, Register's Office for Davidson County, Tennessee.
- Easement for 20-foot right of way for ingress and egress conveyed to Olin M. Weakley, et al of record in Book 1198, Page 525, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record as Instrument Number 20030508-0061633, said Register's Office.
- Stormwater Detention Agreement of record as Instrument Number 20030109-0004246, said Register's Office.

BILL GARRETT, Davidson County
Trans: T20150073950 DEEDWARR
Recvd: 08/31/15 14:25 2 pgs
Fees: 13.00 Taxes: 777.00

20150831-0088234

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4160 Longfellow Drive, Nashville, Tennessee 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 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 28th DAY OF AUGUST, 2015.

Bertrand Mendiola by John Gleaves, Attorney In Fact

Bertrand Mendiola by John Gleaves, Attorney
In Fact

Maria Mendiola by John Gleaves, Attorney In Fact

Maria Mendiola 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 BERTRAND MENDIOLA AND MARIA MENDIOLA as their Attorney In Fact, and who acknowledged he/she/they executed the same as the free act and deed of the said BERTRAND MENDIOLA AND MARIA MENDIOLA.

Witness my hand and official seal, this the 28th of August, 2015.

Brian D. Mitchell

Notary Public
My Commission Expires: Jan. 9, 2016
(SEAL)

