WARRANTY DEED

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

B-VRES-17-1309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/2020
(AFFIX SEAL)

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)
Katherine Kuhl and Ashley Kuhl	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**053-03-0-183-00**
1309 Jones Street	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HERMAN TOWE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE KUHL AND SPOUSE, ASHLEY KUHL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 211 on the Plan of Section "B", Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Garner and Tiffany Garner, husband and wife by Warranty deed from Michael Scott Liles of record in Instrument No. 20101221-0101516 Register's Office for Davidson County, Tennessee, dated December 17, 2010 and recorded on December 21, 2010.

Being the same property conveyed to Herman Towe, an unmarried man by Warranty deed from William Garner and Tiffany Garner, husband and wife of record in Instrument No. 20151002-0100219 Register's Office for Davidson County, Tennessee, dated September 28, 2015 and recorded on October 02, 2015.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1309 Jones Street , Old Hickory, Tennessee 37138**.

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.

BILL GARRETT, Davidson County
Trans:T20170046413 DEEDWARR
Recvd: 06/01/17 11:28 2 pgs
Fees:13.00 Taxes:665.63
20170601-0054453

Witness my/our hand(s) this the 26th DAY OF MAY, 2017.

Herman Towe by Mark Rothschild, Attorney in Fact

Herman Towe by Mark Rothschild,
Attorney in Fact

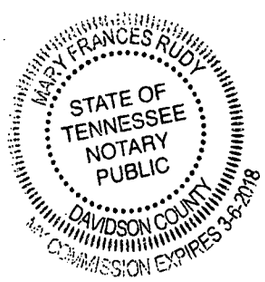
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ROTHSCHILD, 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 HERMAN TOWE, and who acknowledged he/she/they executed the same as the free act and deed of the said HERMAN TOWE.

Witness my hand and official seal, this the 26th of May, 2017.

Mary Frances Rudy

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212