(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Christy Reed Blackwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul K. Joiner **Mary Claire S. Joiner**	Same	**158-3-41**
(NAME) **6113 Melbourne Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **Michael A. Buerger and wife, Catherine P. Buerger**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul K. Joiner and wife, Mary Claire S. Joiner**, 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. 497 on the Plan of Hillsboro Park, Section VIII, as of record in Book 2663, page 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael A. Buerger and Catherine P. Buerger, husband and wife, by deed from Verna Faye Palmer and Paul E. Cook of record in Instrument No. 20040211-0016292 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
The Plan of Record in Book 2663, page 96;
Easement of record in Book 7170, page 833
Property Taxes for the current year

Davidson County DEEDWARR
Recvd: 05/16/08 09:28 2 pgs
Fees:13.00 Taxes:1846.30
20080516-0050380

unimproved ☐

This is improved ☒ property, known as **6113 Melbourne Drive, Nashville, TN 37215**
(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.

Witness our hands this 9th day of May, 2008.

Michael A. Buerger
By: Christy Reed Blackwell, Attorney in Fact

Michael A. Buerger
By: Christy Reed Blackwell, Attorney in Fact

Catherine P. Buerger
By: Christy Reed Blackwell, Attorney in Fact

Catherine P. Buerger
By: Christy Reed Blackwell, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christy Reed Blackwell with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Michael A. Buerger and Catherine P. Buerger and being authorized to act on behalf of said persons she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9TH DAY OF MAY, 2008.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011