WARRANTY DEED

Katie Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Sumner County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF AUGUST, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/2/10

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03597 TISINGER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joel W. Tisinger and Erica T. Tisinger	same	131010H01300CO
306 Windemere Woods Drive		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NANCY B. MARLIN, AN UNMARRIED WOMAN

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

JOEL W. TISINGER , AND WIFE, ERICA T. TISINGER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 306 Windemere Woods Drive, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 6th day of August, 2010.

Nancy B. Marlin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, NANCY B. MARLIN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of August, 2010.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

BILL GARRETT, Davidson County
Trans:T20100048853 DEEDWARR
Recvd: 08/09/10 08:42 2 pgs
Fees:13.00 Taxes:1479.63

20100809-0062382

10-03597 TISINGER

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 13, PLAN OF (REVISED) PHASE I AND II WINDEMERE, as shown on plat of record in Plat Book 6900, Page 616, as amended in Book 7805, Page 49, 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 Harry C. Marlin and wife, Nancy B. Marlin by Warranty Deed from David D. Hagaman and wife, Martha H. Hagaman, recorded on the 29th day of January, 1996 in Book 9929, Page 436, in the Register's Office of Davidson County, Tennessee.

Harry C. Marlin having since died September 17, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF (REVISED) PHASE I AND II WINDEMERE, as recorded in Plat Book 6900, Page(s) 616, as amended in Book 7805, Page 49, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Book 6958, Page 576, as amended in Book 7173, Page 35 and Book 7495, Page 647 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Amendment to Charter recorded in Book 8062, Page 592.

f. Easement recorded in Book 8978, Page 560.

g. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

h. Property taxes for the current year.