Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Christian Casey 306 Windemere Woods Nashville, TN 37215	Same as New Owner	Map:131-10H Parcel:13.00 CO
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Joel W. Tisinger and wife, Erica T. Tisinger** ("Grantor") have bargained and sold, and hereby transfer and convey to **Christian Casey and wife, Cecelia L. Casey** ("Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> 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, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a particular description of said property.
>
> Being the same property conveyed to Joel W. Tisinger and wife, Erica T. Tisinger by deed dated August 6th, 2010 from Nancy B. Marlin an unmarried woman, of record in Instrument No. 20100809-0062382, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their heirs or successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements, if any, right-of-way for public utilities, and to those restrictions of record in Book 6958, Page 576, as amended in Book 7173, page 35 and Book 7495, page 647, Register's Office for Davidson, Tennessee; all matters as shown on subdivision plan of record in Book 6900, page 616, as amended in Book 7805, page 49, Register's Office for Davidson County, Tennessee.; Easement of record in Book 8978, page 560, Register's Office for Davidson County, Tennessee.; Amendment to Charter of record in Book 8062, page 592, Register's Office for Davidson County, Tennessee.; Any lien for owners' association dues; Rights of others in and to any common areas and/or elements.; Taxes for the year 2011 have been prorated at the time of conveyance and will be assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their heirs and assigns, against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20110006697 DEEDWARR
Recvd: 02/02/11 10:28 2 pgs
Fees:13.00 Taxes:1350.50
20110202-0009241

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

EXECUTED this 31st day of January, 2011.

Joel W. Tisinger

Erica T. Tisinger

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~DAVIDSON~~ CARROLL

Personally appeared before me, a Notary Public, Joel W. Tisinger and Erica T. Tisinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2011.

Heather Ray
Notary Public
My Commission Expires: 5-22-2011

HEATHER RAY NOTARY PUBLIC CARROLL COUNTY GEORGIA EXPIRES MAY 22, 2011

(SEAL)

STATE OF ~~TENNESSEE~~) GEORGIA
COUNTY OF ~~DAVIDSON~~) CARROLL

The actual consideration or value, whichever is greater, for this transfer is ~~$365,000.00~~.

AFFIANTS

Subscribed and sworn to before me this 31st day of January, 2011.

Heather Ray
NOTARY PUBLIC
My Commission Expires: 5-22-2011

HEATHER RAY NOTARY PUBLIC CARROLL COUNTY GEORGIA EXPIRES MAY 22, 2011