THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12112334** BILL GARRETT, Davidson County Trans:T20120094560 DEEDWARR Recvd: 12/11/12 09:46 2 pgs Fees:13.00 Taxes:925.00 20121211-0113975	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this3rd day of December, 2012. Notary Public My Commission Expires: C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

WARRANTY DEED

Address New Owner: Amanda C. Burage and John Burage 617 Elaine Drive Nashville TN 37211	Send Tax Bills To: SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 132-16-90.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lesli A. Love and Logan A. Rogers, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda C. Burage and husband, John Burage**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 608, CALDWELL HALL, SECTION SEVEN, as shown on plat of record in Plat Book 3300, Page 19, 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 Lesli A. Love and Logan A. Rogers, husband and wife by Warranty Deed from Jesse S. Lingo and Elizabeth Long Lingo, husband and wife, recorded on the 4th day of August, 2006 in Instrument No. 20060804-0095762, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALDWELL HALL, SECTION SEVEN, as recorded in Plat Book 3300, Page(s) 19.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 617 Elaine Drive Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2012.

Lesli A. Love

Logan A. Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lesli A. Love and Logan A. Rogers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2012

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014