BILL GARRETT, Davidson County
Trans: T20130042206 DEEDWARR
Recvd: 05/21/13 10:01 2 pgs
Fees: 13.00 Taxes: 458.80

20130521-0051046

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of May, 2013

Notary Public

MY COMMISSION EXPIRES: 9.21.15
(AFFIX SEAL)

SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE MICHELLE HIGHTOWER My Commission Expires 09-21-2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caitlin L. Bruner	NEW OWNER	082-03-0-072.00
(NAME)	(NAME)	
836 N. 2nd Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Paul Tinsley and wife, Bianca Tinsley, having a ½ undivided interest, William Sugg, unmarried, having a ¼ undivided interest and Zoran Tunjic, unmarried, having a ¼ undivided interest**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Caitlin L. Bruner, unmarried**, 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 30, Shields Davis Sharpe and Horn Subdivision, as shown on plat of record in Plat Book 57, page 86, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul Tinsley and wife, Bianca Tinsley, having a ½ undivided interest, William Sugg, unmarried, having a ¼ undivided interest and Zoran Tunjic, unmarried, having a ¼ undivided interest, by Warranty Deed from Aurora Loan Services, LLC, dated July 8, 2011 and filed of record in Instrument Number 20110714-0053873, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 836 N. 2nd Street, Nashville, TN 37207

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, has 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 **13th** day of **May, 2013**

Paul Tinsley

Bianca Tinsley

William Sugg

Zoran Tunjic

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Paul Tinsley, Bianca Tinsley, William Sugg and Zoran Tunjic**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **May, 2013**

Notary Public

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 11.23.2015