This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20130098914 DEEDWARR
Recvd: 11/21/13 10:47 2 pgs
Fees: 13.00 Taxes: 925.00
20131121-0120037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 15th day of November, 2013.

Notary Public
My commission expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James Joseph Kinsella 641 Old Hickory #125 Brentwood, TN 37027	Bancorpsouth Bank P.O. Box 3356 Tupelo, MS 38803-3356	171-3B-87 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KRIS S. MOORE, UNMARRIED AND JAMI R. BURNETT, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES JOSEPH KINSELLA, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Certain property in Williamson County, TN, described as Unit No. 79 of Townhomes of Fredericksburg, a Horizontal Property Regime located on Old Hickory Blvd., in Brentwood, TN, together with Easements as shown on the plat of Phase One, Section Two, Townhomes of Fredericksburg, recorded in Plat Book 9700, page 364, said Register's Office, and described in a Declaration of Covenants. Conditions & Restrictions as recorded in Book 7798, page 843, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10393, page 11, and Instrument No. 20000718-0070558, as re-recorded in Instrument No. 20050705-0076596, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 7798, page 843, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10393, page 11, and Instrument No. 20000718-0070558, as re-recorded in Instrument No. 20050705-0076596, said Register's Office, and By-Laws appended thereto, said Register's Office , are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Kris S. Moore, unmarried and Jami R. Burnett, unmarried by QuitClaim Deed from Gary H. Pedigo and wife, Kathy C. Pedigo dated November 15, 2013 of record in Instrument No. 20131121012003 4, said Register's Office.

Also being the same property conveyed to Kris S. Moore, unmarried and Jami R. Burnett, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Amy K. Pegigo, unmarried, Gary H. Pedigo and wife, Kathy C. Pedigo, dated November 5, 2007, of record in Instrument No. 20071108-0131941, Register's Office for Williamson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 641 Old Hickory #125, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 15th day of November, 2013.

Kris S. Moore by Laurie Sheinkopf, his attorney in fact

Jami R. Burnett by Laurie Sheinkopf, his attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

On this 15th day of November, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared Laurie Sheinkopf with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kris S. Moore, by his Power of Attorney dated November 13, 2013, and who acknowledged that he executed the same as the free act and deed of Kris S. Moore.

Witness my hand and official seal this 15th day of November, 2013.

My Commission Expires:

1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

On this 15th day of November, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared Laurie Sheinkopf with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jami R. Burnett, by his Power of Attorney dated November 14, 2013, and who acknowledged that he executed the same as the free act and deed of Jami R. Burnett.

Witness my hand and official seal this 15th day of November, 2013.

My Commission Expires:

1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public