BILL GARRETT, Davidson County
Trans:T20140090844 DEEDWARR
Recvd: 12/04/14 10:57 2 pgs
Fees:13.00 Taxes:976.80
20141204-0111174

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $264,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of November, 2014.

Notary Public

My commission expires: 7-2-2017

(Notary Stamp)

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christine Kinsley	~~New Owner~~ SWBC Mortgage Corporation	**Map\Parcel: 072-15-0E-001.00-CO**
2007 Cahal Avenue	9311 San Pedro Avenue, #100	
Nashville, TN 37206	San Antonio, TX 78216	

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 ACKNOWLEDGE, WE,

Alicia Allen Buerger and Brian Buerger, wife and husband

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

Christine Kinsley, AN UNMARRIED WOMAN

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 Unit "A" as described in the Declaration of Covenants, Conditions and Restrictions for Cahal Avenue Townhomes, a Planned Unit Development with Private Elements, as recorded in Instrument No. 20130401-0031815, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set for in said Declaration. Being a portion of the same property conveyed to Capital Homes, LP, by Deed from Michael C. Tinsley and Mickey Tinsley, as joint tenants with right of survivorship, Michael C. Tinsley, of record at Instrument No. 20120731-0067335, Register's Office for Davidson County, Tennessee, dated July 30, 2012, and recorded on July 31, 2012.
Being the same property conveyed to Alicia M. Allen, unmarried and Brian Buerger, unmarried, as tenants in common with right of survivorship by deed from Capital Homes LP, a Tennessee Limited Partnership of record in Instrument No. 20130920-0099124 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 20, 2013. Alicia M. Allen, unmarried is n/k/a Alicia Allen Buerger.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130401-0031815 and Instrument No. 20140514-0041517, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of record in Instrument Number 20140514-0041518, in the Register's Office for DavidsonCounty, Tennessee.
Grant of Easement for Sewer Lines of record in Instrument Number 20130409-0035120, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 2007 Cahal Avenue Nashville, TN 37206.

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 that we 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; 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 my/our hand(s) this 26th day of November, 2014.

Alicia Allen Buerger

Brian Buerger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Alicia Allen Buerger and Brian Buerger the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of November, 2014.

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 7-3-2017

File #: **314148CI**