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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16068041** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 8th day of July, 2016.<br><br>Notary Public<br>My Commission Expires: _____ |

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160059637 DEEDWARR
Recvd: 07/12/16 14:44 2 pgs
Fees:13.00 Taxes:1332.00
20160712-0071433

# WARRANTY DEED

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| Address New Owner:<br>Sinoch Kisinger<br>1510 Cahal Avenue<br>Nashville TN 37206 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>072-14-0P-001.00 CO |

**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, **John A. Shelton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Kisinger and Sinoch Kisinger, husband and wife**, ("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 Unit No. 1510, on the Horizontal Property Regime for Homes at 1510 and 1512 Cahal Avenue, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140507-0038801, amended in Instrument No. 20140702-0058412, being further amended by R estated A mendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150416-0033851, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to JOHN A. SHELTON, by deed from INDIGO DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150618-0058231, dated June 16, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 072-14-0P-001.00 CO.

Davidson County taxes for 2015, Map-Par. 072-14-0P-001.00 CO, $3,484.09, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 50, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140507-0038801, amended in Instrument No. 20140702-0058412, amended and restated in Instrument No. 20150416-0033851, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140512-0040299, said Register's Office.

This is improved property located at 1510 Cahal Avenue Nashville TN 37206

**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 8th day of July, 2016.

John A. Shelton

STATE OF KENTUCKY )
COUNTY OF Hardin )

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

Witness my hand, at office, this 8th day of July, 2016.

Notary Public

My Commission Expires: May 12, 2018

AMBER RENE VINCENT NOTARY ID NO. 511397 STATE AT LARGE PUBLIC