Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120066784 DEEDWARR
Recvd: 09/06/12 09:53 3 pgs
Fees:18.00 Taxes:721.50
20120906-0080547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 195,000.00

Affiant

Subscribed and sworn to before me, this 4th day of September, 2012.

Notary Public

My commission expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES DEMCHAK	Magna Bank	083-12-0-126.00
814 POTTER LANE	6525 Quail Hollow #300	
NASHVILLE, TN 37206	Memphis, TN 38120	

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,

MELISSA LINDSAY AND HUSBAND, ROBERT LINDSAY

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

JAMES DEMCHAK and RACHEL DEMCHAK, husband and wife.

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 Number 148 on the Plan of Rosewood Heights, Section Five, as of record in Plat Book 2331, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 148 fronts 80.1 feet on the westerly margin of Potter Lane and extends back 172.0 feet on the northerly line and 162.0 feet on the southerly line to a dead line in the rear, measuring 97.9 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO MELISSA LINDSAY AND HUSBAND ROBERT LINDSAY BY WARRANTY DEED FROM DAVID BOOTH AND WIFE, BRITNY BOOTH DATED 06/30/11 AND RECORDED ON 07/05/11 IN INSTRUMENT NO. 20110705-0051031, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 2331, Page 39, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 814 POTTER LANE, 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, 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, have a good right to convey it and the same in 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 4th day of September, 2012.

ROBERT LINDSAY

MELISSA LINDSAY
By Robert Lindsay, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ROBERT LINDSAY and MELISSA LINDSAY by Robert Lindsay, Attorney In Fact, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2012.

Notary Public

My Commission Expires:_____



STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Lindsay, 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 on behalf of Melissa Lindsay as his/her attorney in fact, pursuant to the power of attorney recorded in Record Book *_____, Page _____, Register's Office for Wilson County, Tennessee, and acknowledged that he/she executed the same as the free act and deed of Robert Lindsay as his/her attorney in fact. *20120906-0080546

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013