Fearnley, Martin & McDonald, PLLC

This instrument prepared by & return to:

25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 01/18/13 08:33 3 pgs
Fees:18.00 Taxes:839.90
20130118-0006038

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of January, 2013, by and between Laura Ault and Mark Gauthier, a married couple , party of the first part, and Shauna R Botlo, unmarried, and Daniel J Cayton, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 229 on the Final Plan of Lenox Village, II, Section One, as shown by plat of record in Instrument No. 20030106-0001756, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to Mark Gauthier and Lara Ault by virtue of that certain Warranty Deed dated January 13, 2009, at Instrument No. 20090116-0004218 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Laura Ault By Staci Coleman Attorney-in-Fact
Laura Ault,
By Staci Coleman, Attorney In Fact

Mark Gauthier By Staci Coleman Attorney-in-Fact
Mark Gauthier, By Staci Coleman, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Staci Coleman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Laura Ault and acknowledged that she executed the same as the free act and deed of the said Laura Ault.

WITNESS my hand and official seal at office this 14th day of January, 2013.

Jacqueline G Brown
Notary Public

My Commission Expires: 1-6-15

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Staci Coleman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Mark Gauthier and acknowledged that she executed the same as the free act and deed of the said Mark Gauthier.

WITNESS my hand and official seal at office this 14th day of January, 2013.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
Notary Public

My Commission Expires: 1-6-15

Property Owner & Address:	Shauna R Botlo and Daniel J Cayton 708 Adams Mill Ct, Nashville, TN 37211
Tax Parcel No	173090A12700CO
Property Address:	708 Adams Mill Ct Nashville, TN 37211
MAIL TAX BILLS TO:	Proficio Mortgage Ventures LLC 110 Hillcrest Street, Orlando, FL 32801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $227,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Shauna R Botlo
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of January, 2013.

Jacqueline G Brown
Notary Public

My Commission Expires: 1-6-15

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

My Commission Expires: 11-4-13

