THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 306,500.00. Christopher P. Gemignani Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2013. Priscilla C Urbanek Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130065553 DEEDWARR
Recvd: 07/31/13 14:47 2 pgs
Fees:13.00 Taxes:1134.05
20130731-0079903

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher P. Gemignani	Quicken Loans	MAP
7875 Highway 100	1050 Woodward Ave.	PARCEL 15600004102
Nashville, TN 37221	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Steven W. Parks and wife, Karen E. Parks**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer E Gemignani and Christopher P. Gemignani, wife and husband**

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 the 9th Civil District of Davidson County, Tennessee, being Lot No. 9 on the unrecorded plan of Harpeth Heights, Section 3, described according to a survey made by Hal. R. Swann, Jr., surveyor, September 21, 1963, as follows:

Beginning at an iron pin on the Southerly margin of Highway No. 100, 146 feet West of the Northwest corner of the property to Alvin W.. Terrell and Son, Inc., by deed from Buchi Realty Company, of record in Book 3762, Page 503, Register's Office for said County; thence with the Southerly margin of said Highway Westwardly 146 feet to an iron pin at the Southeast intersection of said Highway and Trace Creek Drive; thence with the easterly margin of said drive, Southwardly 300 feet; thence Eastwardly 146 feet to an iron pin 146 feet West of said Terrell and son, Inc., Southwest corner; thence Northwardly 300 feet to the beginning. Being the same property conveyed to Steven W. Parks and wife, Karen E. Parks by Deed from Anita Lester Trustee of record at Instrument No. 20121220-0117403, Register's Office for Davidson County, Tennessee, dated December 18, 2012 and recorded on December 20, 2012.

Being the same property conveyed to Steven W. Parks by Warranty Deed from Steve McNutt, unmarried and Shawn McCormick, unmarried, by and through Steve McNutt, attorney in fact filed in Instrument Number 20061004-0123069, Register's Office for Davidson County, Tennessee, dated September 29, 2006 and recorded October 4, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **7875 Highway 100, Nashville, TN 37221.**

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 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 _____ hand( ) this the 29th day of July, 2013.

Steven W. Parks

Karen E. Parks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven W. Parks** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2013.

My Commission expires: 10.18.16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen E. Parks** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2013.

My Commission expires: 10.18.16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC

Notary Public