BILL GARRETT, Davidson County
Trans:T20140094976 DEEDWARR
Recvd: 12/18/14 15:21 3 pgs
Fees:18.00 Taxes:1124.80
20141218-0116087

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Stephen F. & Nancy R. Peluso
301 Demonbreun Street
Nashville, TN 37201

SEND TAX BILL TO:
1104 Hunters Trail Dr.
Franklin, TN 37069

MAP/PARCEL 093-06-0A-222.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jonathan J. Deporto and Lesley and wife, Trustees of the Deporto 2011 Trust Dated 01/21/2011,** has this day bargained and sold, and does hereby transfer and convey unto **Stephen F. Peluso and Nancy R. Peluso, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1506 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument Number 20080225-0018429, and Master Deed for Encore, a Master Condominium of record in Instrument Number 20080225-0018425, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jonathan J. Deporto and Lesley G. Deporto, trustees of the Deporto 2011 Trust Dated 1/21/11 by Trust Transfer deed from Jonathan J. Deporto and Lesley G. Deporto of record in Instrument No. 20110311-0019635 Register's Office for Davidson County, Tennessee, dated January 21, 2011 and recorded on March 11, 2011.

This is improved property known as: **301 Demonbreun Street, Nashville, Tennessee 37201.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20060411-0041760 , and restrictions in Instrument No. 20060607-0067537 and Instrument No. 20091214-0113967, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of December, 2014.

Jonathan J. Deporto, Trustee

Lesley G. Deporto, Trustee

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan J. Deporto and Lesley G. Deporto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of the Deporto 2011 Trust Dated 1/21/2011, the within named bargainor, and as such Trustees executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND on this the _____ day of December, 2014.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $304,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of December, 2014.

NOTARY PUBLIC

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 3, 2016

My Commission Expires: _____

File No: 147599

CALIFORNIA ALL - PURPOSE ACKNOWLEDGMENT

State of: California }
County of : Solano }*ss.*

On ***December 09, 2014*** before me, ***T.J.Martin, Notary Public***, personally appeared ***Jonathan J Deporto & Lesley G Deporto ,*** who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal

T.J. Martin, Notary Public

T. J. MARTIN
COMM. # 2033741
NOTARY PUBLIC - CALIFORNIA
SOLANO COUNTY
COMM. EXPIRES AUG. 13, 2017

Commission Number: 2033741
Commission Expiration: August 13, 2017