WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME THIS 24TH day of FEBRUARY 2015

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James W. Supica, Jr. and Eve L. Supica, husband and wife	COMMUNITY MORTGAGE	083 12 0 126.00
(NAME)	(NAME)	
814 Potter Lane	19045 E. VALLEY VIEW PKWY, STE F.	
(ADDRESS)	(ADDRESS)	
Nashville 37206	INDEPENDENCE, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars ($289,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, James Demchak, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James W. Supica, Jr. and Eve L. Supica, 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 James Demchak and Rachel Demchak, husband and wife by Warranty Deed Melissa Lindsay and husband, Robert Lindsay dated September 4, 2012 and recorded September 6, 2012 as Instrument No. 20120906-0080547, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Demchak by Quitclaim Deed from James Demchak and Rachel Demchak n/k/a Rachel Townsend, husband and wife dated November 25, 2013 and recorded

File Number: GRN-150498

BILL GARRETT, Davidson County
Trans:T20150016104 DEEDWARR
Recvd: 03/04/15 15:24 2 pgs
Fees:13.00 Taxes:1072.63
20150304-0019116

May 2, 2014 as Instrument No. 20140502-0037504, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ 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, has 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 our hands this 24th day of February, 2015.

James Demchak

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.James Demchakthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of February, 2015.

Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

File Number: GRN-150498