Return To: Perrone & Young 109 Westpark Drive Suite 330 Brentwood, TN 37027	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$520,000.00.** Affiant Subscribed and sworn to before me, this the 24th day of April, 2015. Notary Public My commission expires: 9-26-16 (AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles Michels	**Farmington Mortgage a Division of Capstar Bank**	**103-03-0-272.00**
141A 49th Avenue N	**2002 Richard Jones Road, Suite 300A**	
Nashville, TN 37209	**Nashville, TN 37215**	

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 ACKNOWLEDGED, WE,

CHRISTOPHER P. MARCHETTI AND GINA M. MARCHETTI, HUSBAND AND WIFE,

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

CHARLES MICHELS AND LAUREN MICHELS, 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 Unit 141A of the 49th Avenue Townhomes, a Horizontal Property Regime, as established in the Master Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20140325-0024455, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to CHRISTOPHER P. MARCHETTI AND WIFE, GINA M. MARCHETTI, by deed from LONA L. BECKWITH, UNMARRIED, of record as Instrument No. 20040809-0095683, dated August 6, 2004, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **141A 49th Avenue N, Nashville, TN 37209**.

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 Grantors do covenant with said Grantees that Grantors 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 24th day of April, 2015.

BILL GARRETT, Davidson County
Trans:T20150031659 DEEDWARR
Recvd: 04/27/15 11:09 2 pgs
Fees:13.00 Taxes:1924.00
20150427-0037394

Christopher P. Marchetti

Gina M. Marchetti

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Christopher P. Marchetti and Gina M. Marchetti**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

~~Witness my hand~~, at office, this **24th** day of **April, 2015.**

~~Notary Public~~

My Commission Expires: 9-26-18

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY