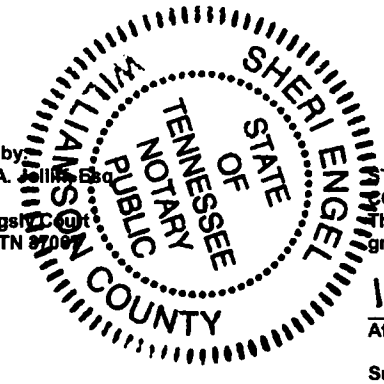


Prepared by:
Amanda A. Jolliff, Esq.
Ally Title
310 Billingsly Court
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $192,500.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2015.

Notary Public
My commission expires: January 11, 2016

Davidson County DEEDWARR
Recvd: 05/05/15 09:42 3 pgs
Fees:18.00 Taxes:712.25
20150505-0040593

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Palmeri Michelle Palmeri ~~301 Demonbreun St. Unite 608~~ 57 Countryside Dr. ~~Nashville, TN 37201~~ Lexington, TN 38351	New Owner	093060A05500CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GRAHAM M. RICHARDSON, Unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to MARK PALMERI and MICHELLE PALMERI, Husband and Wife, hereinafter called the Grantees, their successors 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 No. 608 of the Horizontal Property Regime of Encore, a Residential Condominium established by Master Deed for Encore, a Residential Condominium, as set forth in Instrument No. 200802250018429, and Master Deed for Encore, a Master Condominium, as set forth in Instrument No. 200802250018425, as amended in Instrument No. 201111040086473 and Instrument No. 20112150097929, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Graham M. Richardson by deed from Mark Gilliam dated 8/2/12 of record in Instrument No. 201208080070767, Register's Office of Davidson County, Tennessee.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind himself , his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1 day of May, 2015.

GRAHAM M. RICHARDSON

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Spotsylvania, to wit:

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Graham M. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 1 day of May, 2015.

Kandice Joy Preston
Notary Public

My Commission Expires: 6/30/2015

Registration Number: 7505400

KANDICE JOY PRESTON
NOTARY PUBLIC
REG. #7505400
MY COMMISSION EXPIRES
06/30/15
COMMONWEALTH OF VIRGINIA

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY