LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LISA C. SERME	Lisa C. Serme	**043-10-0A-011.00 CO** **043-10-0A-040.00 CO** **043-10-0A-063.00 CO**
(NAME)	(NAME)	
138 Booraem Ave. #OWNR	138 Booraem Ave., #OWNR	
(ADDRESS)	(ADDRESS)	
Jersey City, NJ 07307	Jersey City, NJ 07307	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DGI PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA C. SERME,** _____, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTIONS OF SAID PROPERTIES

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 5200, pages 179-182, said Register's Office, Master Deed of record in Book 5462, page 614 corrected by Deed of Correction of record in Book 5608, page 551 and amended in Book 8014, page 416, and Book 10895, page 319, said Register's Office; Storm Water Detention Agreement of record in Book 6160, page 607, said Register's Office; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **555 N. DUPONT AVENUE, UNIT #A-8, B-33, C-49, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 07/15/15 09:16 3 pgs
Fees:18.00 Taxes:473.60
20150715-0068833

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 my hand this 10th day of July, 2015.

DGI PROPERTIES, LLC

BY: DONNA HYSMITH, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Donna Hysmith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Sole Member of **DGI Properties, LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that she as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **DGI Properties, LLC,** by herself as such Sole Member.

Witness my hand and official seal at office this 10th day of July, 2015.

Notary Public

My commission expires: **November 5, 2018**



"Exhibit A"

Tract I:

Land in Davidson County, Tennessee, being Unit 209 (A-8), as established in the Master Deed for Madison Park Condominiums, of record as Book 5462, page 614, corrected by Deed of Correction to Master Deed for Madison Park, a Condominium, of record as Book 5608, page 551 and Addendum to Master Deed for Madison Park, a Condominium, of record as Book 8014, page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements appurtenant thereto.

Being the same property conveyed to DGI Properties, LLC, a Tennessee Limited Liability Company, from Coordination Plus, LLC, a Tennessee Limited Liability Company, by deed dated June 30, 2014, of record in Instrument No. 20140702-0058203, said Register's Office.

This is Improved property known as: 555 N. Dupont Ave., #A-8, Madison, TN 37115

Tract II:

Land in Davidson County, Tennessee, being Unit B-302 (B-33), as established in the Master Deed for Madison Park Condominiums, of record as Book 5462, page 614, corrected by Deed of Correction to Master Deed for Madison Park, a Condominium, of record as Book 5608, page 551 and Addendum to Master Deed for Madison Park, a Condominium, of record as Book 8014, page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements appurtenant thereto.

Being the same property conveyed to DGI Properties, LLC, a Tennessee Limited Liability Company, from Coordination Plus, LLC, a Tennessee Limited Liability Company, by deed dated June 30, 2014, of record in Instrument No. 20140702-0058204, said Register's Office.

This is Improved property known as: 555 N. Dupont Ave., #B-33, Madison, TN 37115

Tract III:

Land in Davidson County, Tennessee, being Unit 211 (C-49), as established in the Master Deed for Madison Park Condominiums, of record as Book 5462, page 614, corrected by Deed of Correction to Master Deed for Madison Park, a Condominium, of record as Book 5608, page 551 and Addendum to Master Deed for Madison Park, a Condominium, of record as Book 8014, page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements appurtenant thereto.

Being the same property conveyed to DGI Properties, LLC, a Tennessee Limited Liability Company, from Coordination Plus, LLC, a Tennessee Limited Liability Company, by deed dated June 30, 2014, of record in Instrument No. 20140702-0058205, said Register's Office.

This is Improved property known as: 555 N. Dupont Ave., #C-49, Madison, TN 37115

Certificate of Authenticity

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

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY