This Instrument Prepared By:
Legacy Law Group, PC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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BILL GARRETT, Davidson County
Trans:T20150064733 DEEDWARR
Recvd: 08/05/15 09:54 3 pgs
Fees:17.00 Taxes:0.00
20150805-0077729

New Owner:	**Send Tax Bill:**	**Map/Parcel**
ROBERT L. DeLUCAS ERIN E. DeLUCAS 633 Oakley Drive Nashville, TN 37220	Fifth Third Mortgage Co. 5001 Kingsley Drive Cincinnati, OH 45227	104-09-0-G 024.00 CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 30th day of July, 2015.

TONYA M. DERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-03-2019

Notary Public

My Commission Expires

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, ROBERT L. DELUCAS and ERIN E. JANSON, now known as ERIN E. DELUCAS, having since married ROBERT L. DELUCAS, as joint tenants with right of survivorship, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to ROBERT L. DELUCAS and wife, ERIN E. DELUCAS, with the intent of creating tenants by the entirety ownership in the property described herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all

persons.

Whenever 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 HAND this 30th day of July, 2015.

By: _____
ROBERT L. DELUCAS

_____
ERIN E. DELUCAS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT L. DELUCAS and ERIN E. DELUCAS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 30th day of July, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 1-9-2016

JAMES M. ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit No. 24, West End Place Condominiums (f/k/a Park Circle Condominiums), as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of West End Place Condominiums (f/k/a Park Circle Condominiums), of record in Book 6809, pages 610-620, and amended in Book 9992, page 744, Register's Office for Davidson County, Tennessee, along with an undivided interest in common elements thereto of 1.06078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for West End Place Condominiums (f/k/a Park Circle Condominiums), of record in Book 6809, page 569 as amended in Book 9992, page 744, in said Register's Office.

Being the same property conveyed to Robert L. DeLucas, unmarried and Erin E. Janson, unmarried by Quitclaim Deed to establish joint tenancy with the right of survivorship from Robert L. DeLucas, of record in Instrument 20100922-0075322, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 123 West End Place, Nashville, TN 37205.