This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $154,500.00.

LuAnn Maloney
Affiant

Subscribed and sworn before me this the 10th day of August, 2015.

Notary Public
My commission expires: 11-10-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mena Demian 3302 Curtis Street Nashville, TN 37218	US Bank 7601 Penn Ave S. #A1 Richfield, MN 55423	070-09-0-025.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JESSICA MARIE MARACCI AND HUSBAND, PAUL A. MARACCI, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MENA F. DEMIAN AND SELVIA NEABIL DEMIAN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Tract 6 of a survey made by Cantrell, Connel, and Morrison, Engineers, dated August 19, 1957, not of record, being part of Lots No. 21 and 26 in the H. E. Simpkins Division of L.C. Curtis Land, as of record in Book 547, page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Said tract 6 fronts 60.3 feet on the North side of Curtis Street and runs back 203.8 feet on the Easterly line and 204.8 feet on the Westerly line, to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to Jessica Marie Maracci and husband, Paul A. Maracci by Quitclaim deed from Jessica Marie Maracci (formerly known as Jessica M. Piero) of record in Instrument No. 20100728-0059092 Register's Office for Davidson County, Tennessee, dated July 23, 2010 and recorded on July 28, 2010.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3302 Curtis Street, Nashville, TN 37218.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Davidson County DEEDWARR
Recvd: 08/12/15 15:28 2 pgs
Fees:13.00 Taxes:571.65
20150812-0080868

DMV pgm

Witness my hand this the 10th day of August, 2015.

Jessica Marie Maracci

Jessica Marie Maracci

Paul A. Maracci

Paul A. Maracci

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica Marie Maracci and Paul A. Maracci, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of August, 2015.

My commission expires:

1/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17