WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2015

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David P. DeMarco	Farmington Mortgage, a Division of	Parcel ID:
860 Robertson Academy Rd.	CapStar Bank 2002 Richard Jones Rd., Ste 300A	160140B12400CO
Nashville, TN, 372200	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

Laura Catherine DeMarco, f/k/a Laura Catherine DeMarco Gauthier, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
David P. DeMarco and wife, Jerri M. DeMarco
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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 5828, on the Plan of 2nd Revision, Brentwood Trace Condominium, of record in Book 5200, Page 261, Register's Office for Davidson County, Tennessee, which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Laura Catherine DeMarco Gauthier by Quitclaim Deed from Adam Paul Gauthier, of record in Instrument 20111116-0089566, said Register's Office, dated November 14, 2011. See also deed of record in Instrument 20080605-0057967, said Register's Office.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 5524, Page 415; Book 5200, Page 261; Book 5545, Page 510; Book 5868, Page 70; Book 5524, Page 424; and Book 5537, Page 988, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 261, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5828 Brentwood Trace, Brentwood, TN 37027

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 9th day of October, 2015.

Laura Catherine DeMarco

BILL GARRETT, Davidson County
Trans:T20150086626 DEEDWARR
Recvd: 10/12/15 10:43 2 pgs
Fees:13.00 Taxes:518.00
20151012-0103520

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Catherine DeMarco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 2015.

My Commission Expires: 2.2.18

Notary Public

