This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160628TN

BILL GARRETT, Davidson County
Trans:T20160037646 DEEDWARR
Recvd: 05/05/16 15:51 2 pgs
Fees:13.00 Taxes:571.65
20160505-0044799

NEW OWNER:
Merissa Gatti
2017 Shaylin Loop
Antioch, TN 37013

SEND TAX BILL TO:
BBMC Mortgage LLC
100 W. 22nd St, #101
Lombard, IL 60148

MAP & PARCEL:

173 05 0A 239.00

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, **Diana F. Parmley and husband, Jason T. Parmley**, hereinafter called the Grantors, have bargained and sold and by these presents does transfer and convey unto **Merissa Gatti, a single woman** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being all of Lot No. 239 on the Plan of Barnes Crossing, a Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument No. 20050721-0084791, and amended of record in Instrument No. 20051114-0136938 of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Diana Feliciano from Ole South Properties by deed dated 11/26/2007, filed for record on 11/29/2007 in Instrument No. 20071129-0138579, Register's Office for Davidson County, Tennessee.

Being further conveyed to Diana F. Parmley from Diana Feliciano, nka Diana F. Parmley, by Quit Claim Deed dated 09/12/2012, filed for record on 09/24/2012 in Instrument No. 20120924-0086761, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **Diana F. Parmley and husband, Jason T. Parmley** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Diana F. Parmley and husband, Jason T. Parmley** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **2017 Shaylin Loop, Antioch, TN 37013.**

Executed on this 3rd day of May. 2016

Diana F. Parmley

Jason T. Parmley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Diana F. Parmley and Jason T. Parmley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 3rd day of May, 2016.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Sworn to and subscribed to me, the undersigned, this 3rd day of May, 2016.

Notary Public

My Commission Expires: 7.3.17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017