BILL GARRETT, Davidson County
Trans:T20170004475 DEEDWARR
Recvd: 01/17/17 15:55 2 pgs
Fees:13.00 Taxes:1114.53
20170117-0005058

Warranty Deed

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $301,225.00

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2017.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Troysetta Demonbruem George Demonbruem	COMMUNITY MORTGAGE	
513 Parmley Drive	19015 E. VALLEY	049-10-0A-007.00-CO
Nashville, TN 37207-2611	VIEW PKWY, SUITE F INDEPENDENCE, MO 64055	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH DIBELLA, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TROYSETTA DEMONBRUEM AND GEORGE DEMONBRUEM, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Parmley Cove, Phase One of record in Plat at Instrument No. 20130417-0038081, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Dibella by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20140730-0067752 Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded on July 30, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 513 Parmley Drive, Nashville, TN 37207-2611.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of January, 2017.

Joseph DiBella

STATE OF Maine
COUNTY OF York

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph DiBella, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of January, 2017.

MICHAEL A. ROBINSON
Notary Public - Maine
My Commission Expires Apr 6, 2023

Notary Public

My Commission Expires:

Olga Rosaura DiBella, spouse of **Joseph DiBella**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Olga Rosaura DiBella

STATE OF Maine
COUNTY OF York

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Olga Rosaura DiBella, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of January, 2017.

Notary Public

My Commission Expires:

MICHAEL A. ROBINSON
Notary Public - Maine
My Commission Expires Apr 6, 2023

NOTARY PUBLIC MAINE