WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 07/08/13

(AFFIX SEAL)

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

File No.: ALW-11-633

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lawrence DeLucas Erin Elizabeth DeLucas	New Owner	160-3-009.00
(NAME)	(NAME)	
633 Oakley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **J. SETH JENNINGS AND WILLIAM H. SMALLMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **ROBERT LAWRENCE DELUCAS AND WIFE, ERIN ELIZABETH DELUCAS**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 89, HAILEYWOOD ESTATES, SECTION V, as shown on plat of record in Plat Book 2330, Page 74, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to J. Seth Jennings and William H. Smallman by Warranty Deed from Ted W. Loftin, Executor of The Estate of Geneva Brown Loftin, dated December 6, 2010, of record in Instrument Number 20101207-0097430, in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal residence of Grantors, their respective spouses or dependants, as defined by statute.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 633 Oakley Drive, Nashville, TN 37220
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 11th day of May, 2011.

J. Seth Jennings

William H. Smallman

BILL GARRETT, Davidson County
Trans:T20110028491 DEEDWARR
Recvd: 05/12/11 13:37 2 pgs
Fees:13.00 Taxes:1017.50
20110512-0036615

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Seth Jennings and William H. Smallman, the within named bargainor, 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 and official seal, this the 11th day of May, 2011.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
Notary Public
State of Tennessee
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171