BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20130084262 DEEDWARR
Recvd: 09/30/13 12:30 3 pgs
Fees: 18.00 Taxes: 407.00

20130930-0102326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DelMon holdings LLC	New Owner	
(NAME)	(NAME)	92-16-B-84CO
900 19th Ave S, #805		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **KAREN FEJTA, UNMARRIED AND DESSA SEITHER FEJTA, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DELMON HOLDINGS LLC, A TENNESSEE LIMITED LIABILITED COMPANY,** 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:

Land in Davidson County, Tennessee, being Unit No. 805, Level 10, of University Square Condominium Apartments, created under Title 66, Section 27—101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7051, Page 529, and amended in Book 7119, Page 884, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of University Square Condominium Apartments, as of record in Book 6900, Page 124, in said Register's Office, for a more complete identification and description of such unit.

Included in this conveyance, but excluded from the warranties contained herein, the Grantors quitclaim and convey all their right title and interest in and to the Parking Space P-2 North, Number3.

Being the same property conveyed to Karen Fejta and Dessa Lyn Fejta by Warranty Deed from Robert Smith, a married person and Donna Elizabeth Smith, unmarried dated January 16, 2006 of record in Instrument No. 20060123-0008297, said Register's Office.

Dessa Lyn Fejta subsequently was married to Taylor C. Sutherland. His marital interest was conveyed to Dessa F. Sutherland by Quitclaim Deed of record in Instrument No. 20101230-0103969, said Register's Office and further being conveyed by Deed of record in Instrument No. 20060123-0008297, said Register's Office. Dessa F. Sutherland divorced Taylor C. Sutherland and is now known as Dessa Seither Fejta pursuant to Divorce Decree in the Fourth Circuit Court for Davidson County, Tennessee under Docket No. 10D-2830.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record I n Book 6900, page 124, said Register's Office; and (c) master deed and bylaws of record in Book 7051, page 529 and Book 7119,page 884, said Register's Office; (d) charter of record in Book 7078, page 442, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 900 19th Ave. S, #805 & Adj. Parking #3, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (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 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 our hands this 24 day of September, 2013.

Karen Fejta

Karen Fejta

Dessa Seither Fejta

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Fejta, the bargainor, 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 Bellevue WA this 24 day of September, 2013.

Commission expires: May 24th 2016

Shokouh o Mousavi Ahmadi
Notary Public

SHOKOUH O MOUSAVI AHMADI NOTARY PUBLIC STATE OF WASHINGTON COMM. EXP. MAY 24, 2016

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dessa Seither Fejta , the bargainor, 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 _____, _____ this ____ day of September, 2013..

Commission expires:

_____
Notary Public

Witness our hands this 25 day of September, 2013.

Karen Fejta

Dessa Seither Fejta

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Fejta, the bargainor, 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 _____, _____ this _____ day of September, 2013.

Commission expires:

Notary Public

STATE OF Virginia

COUNTY OF Richmond

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dessa Seither Fejta , the bargainor, 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 12:31 Wednesday this 25 day of September, 2013.

Commission expires:

Notary Public

JAMES BYRUM COX
NOTARY PUBLIC 7514862
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2016