7

# WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $16,750.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF APRIL, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-C6093 DELTA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Delta Capital Management, LLC | Same | 08106044700 |
| 2307 St. Louis Street | 9623 Beechwood Ct | |
| Nashville, TN 37208 | Brentwood, TN 37027 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**LEON A. DEADERICK III, MYSHIA L. DEADERICK, SHAUNNA O. DEADERICK, COREY J. EVANS, JAMES E. OWENS, III, MARQUENTAS S. DEADERICK AND DEBORAH S. OWENS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**DELTA CAPITAL MANAGEMENT, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2307 St. Louis Street, Nashville, TN 37208

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), their heirs and/or 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/or 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 hand on the 9th day of April, 2014.

Davidson County DEEDWARR
Recvd: 04/14/14 15:21 3 pgs
Fees:18.00 Taxes:61.98
**20140414-0031151**

Leon A. Deaderick III

Myshia L. Deaderick

Shaunna O. Deaderick

Corey J. Evans

Marquentas S. Deaderick

Deborah S. Owens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LEON A. DEADERICK III, MYSHIA L. DEADERICK, SHAUNNA O. DEADERICK, COREY J. EVANS, MARQUENTAS S. DEADERICK, AND DEBORAH S. OWENS, the bargainor(s), 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 at Franklin, Tennessee, this 9th day of April, 2014.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

14-C6093 DELTA

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 13 on the Plan of the Subdivision of a part of the Lot No. 16 of the Nichol Property, as of record in Plan Book 2, Page 49, Chancery Court at Nashville. Said Lot No. 13 fronts 50 feet on the Southerly side of St. Louis, formerly Visalia Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed by Last Will and Testament as recorded on the 17th day of February, 2012 in Instrument No. 20120217-0014224; Quitclaim Deed from Roland M. Lowell to Mary Espy Smith as recorded on the 5th day of June, 1985 in Deed Book 6574, Page 680 and Warranty Deed from K. L. Crump and wife, Maudie Crump to Walter B. Espy and wife, Maggie P. Espy as recorded on the 24th day of October, 1967 in Deed Book 4183, Page 571, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 2, Page(s) 49 (Chancery Court), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604©).

X _____ 4/11/2014

James E. Owens, III

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMES E. OWENS, III, the bargainor(s), 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 at The UPS Store, Arlington, Texas, this 11th day of April, 2014.

Notary Public _____

My Commission Expires: 9/3/2017

ALVIN GARRETT GRIFFIN
Notary Public, State of Texas
My Commission Expires
September 03, 2017

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jim. R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Chad I. Pearman, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016