THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040592** BILL GARRETT, Davidson County Trans:T20140029787 DEEDWARR Recvd: 05/01/14 10:12 2 pgs Fees:13.00 Taxes:166.50 20140501-0036716	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $45,000.00. Affiant Subscribed and sworn to before me, this30th day of April, 2014. Notary Public My Commission Expires: _____ RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Delta Capital Management, LLC PO Box 2051 Brentwood, TN 37024	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-11-0-117.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Buchman Bernstein and Ed Buchman and Hannah-Lea Buchman and Katherine Joan Buchman and Calin Buchman Oliverio** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Delta Capital Management, LLC** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 113, S.A. CHAMPION'S SUBDIVISION OF LOTS 85 TO 168, INCLUSIVE AND OTHER LOTS IN HARDING'S ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 161, Page 132, 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 by Quitclaim Deed from Estate of Morris Kraft and the Calvin A. Buchman Family Trust to Linda Buchman Bernstein, Ed Buchman, Hannah-Lea Buchman, Katherine Joan Buchman and Calin Buchman Oliverio, as tenants in common as recorded on the 24th day of March, 2014 in Instrument No. 20140324-0023835; Quitclaim Deed from Gail Biener Wales, Anita Biener Howards and Prit Pal Khalsa, the only heirs-at-law of Maxie Biener, deceased to Morris Kraft and the Calvin A. Buchman Family Trust as recorded on the 2nd day of May, 2008 in Instrument No. 20080502-0045237 and Warranty Deed from T.C. Jones, an unmarried man to Maxie Biener, Calvin A. Buchman and Morris Kraft, each one/third undivided interest as recorded on the 5th day of July, 1983 in Deed Book 6087, Page 933, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of S.A. CHAMPION'S SUBDIVISION OF LOTS 85 TO 168, INCLUSIVE AND OTHER LOTS IN HARDING'S ADDITION TO NASHVILLE, as recorded in Plat Book 161, Page(s) 132.

This is improved property located at 1609 22nd Ave N Nashville TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2014.

Linda Buchman Bernstein by Keith R. Kraft her atty-in-fact
Linda Buchman Bernstein by Keith R. Kraft her attorney-in-fact

Ed Buchman by Keith R. Kraft his atty-in-fact
Ed Buchman by Keith R. Kraft his attorney-in-fact

Hannah-Lea Buchman by Keith R. Kraft her atty-in-fact
Hannah-Lea Buchman by Keith R. Kraft her attorney-in-fact

Katherine Joan Buchman by Keith R. Kraft her atty-in-fact
Katherine Joan Buchman by Keith R. Kraft her attorney-in-fact

Calin Buchman Oliverio by Keith R. Kraft her atty-in-fact
Calin Buchman Oliverio by Keith R. Kraft his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith R. Kraft,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Linda Buchman Bernstein and Ed Buchman and Hannah-Lea Buchman and Katherine Joan Buchman and Calin Buchman Oliverio,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014