NEW OWNER:

Delta Four LLC

_____

_____

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0185

Map 072 Group 09-0 Parcel 142.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140031431 DEEDWARR
Recvd: 05/07/14 09:45 3 pgs
Fees:18.00 Taxes:407.00

20140507-0038795

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ten Thousand and 00/100 Dollars ($110,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THEODORE CLAY AND WIFE, ANDREA ELAINE CLAY** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DELTA FOUR LLC** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Certain land situated in Davidson County, Tennessee, being more particularly described as follows:

TRACT I:

Land in Davidson County, Tennessee, being the westerly 10 feet of Lot No. 14, and the easterly 40 feet of Lot No. 15 on the Plan of Bush Spain's Subdivision of part of the Zack Stull Land, as shown on plat of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 14 and 15 front together 50 feet on the northerly side of Spain Avenue, and run back between parallel lines, 165 feet to a dead line.

TRACT II:

Land in Davidson County, Tennessee, being part of Lot No. 15 on the Plan of Bush Spain's Subdivision of part of the Zack Stull Land, as shown on plat of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee, and being triangular in shape and described as follows:

Beginning at a point in the westerly line of the property described in Tract I, above; said point being 81 feet northerly from the northerly margin of Spain Avenue; thence northerly with said

line; 84 feet to a point, at the northwest corner of Tract I, above described; thence westerly 12 feet to a point; thence southeasterly 85 feet more or less to the point of beginning.

BEING the same property conveyed to Andrea Elaine Clay, a single person, by Warranty Deed from H.D. Crabtree and wife Brenda Crabtree, dated November 18, 2003, and of record as Instrument No. 20031202-0173065, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 923 Spain Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 2 day of **May, 2014**.

THEODORE CLAY

ANDREA ELAINE CLAY

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, THEODORE CLAY AND ANDREA ELAINE CLAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 2 day of **May, 2014**.

JONATHAN M. INSLEY
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/28/2014

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The actual consideration or value, whichever is greater, for this transfer is $ 110,000.00 .

Toni Belyea

AFFIANT

Sworn to and subscribed to before me 6 day of **May, 2014**.

NOTARY PUBLIC

My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.