BILL GARRETT, Davidson County
Trans:T20140037111 DEEDWARR
Recvd: 05/28/14 12:51 2 pgs
Fees:13.00 Taxes:233.10
20140528-0045758

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $63,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of May, 2014.

Notary Public
My commission expires:

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Delta Capital Management, LLC 9623 Beechwood Court Brentwood, TN 37207	~~CASH~~ Same PO Box 2051 Brentwood, TN 37024	81-7-511

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BILLIE BYRD, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DELTA CAPITAL MANAGEMENT, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

The following described property located in Davidson County, Tennessee to wit:

Lot Number 9, on the Map of Williams and Valentino's Subdivision of Lots 3 and 4 of the Tom Woodward Plan as shown on Plat of record in Plat Book 2, page 33, in the Chancery Court of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Said Lot Number 9 fronts 50 feet on the Easterly side of 11th Avenue North, formerly Woodard Avenue, and runs between parallel lines 150 feet to an alley.

Being the same property conveyed to Billie Byrd, by Special Warranty Deed from State Farm Bank, FSB, organized and existing under the laws of the United States of America, dated March 9, 2010, of record in Instrument No. 20100318-0020305, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1820 11st Ave North, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 23rd day of May, 2014.

Billie Byrd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Billie Byrd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2014.

My commission expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY