BILL GARRETT, Davidson County
Trans:T20140050630 DEEDWARR
Recvd: 07/15/14 12:44 2 pgs
Fees:13.00 Taxes:1073.00
20140715-0062394

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2014.

Notary Public
My commission expires: 3816

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Delta Four, LLC<br>0 Wedgewood Avenue<br>Nashville, TN 37203 | New Owner | 10511023100 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Louis Thompson and wife, Wilma Thompson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Delta Four, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Map of Joseph W. Horton Property, as of record in Plan Book 1, Page 44, Chancery Court at Nashville, described as follows:

Beginning on the southerly margin of Wedgewood Avenue, on the dividing line between Lots Nos. 11 and 12; thence with said line, southwardly 323.2 feet, more or less, to the northerly margin of an alley; thence with said alley, eastwardly 213 feet to the southwest corner of the property conveyed to W.L.Smith and wife, by deed from W. L. Horn and wife, of record in Book 663, page 29, Register's Office for said County; thence with the westerly line of said Smith property, northwardly 169 feet, more or less, to the southerly margin of Wedgewood Avenue; thence with said Avenue westwardly to the beginning.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXPRESSLY EXCLUDED THEREFROM the following strip of land title to which was vested in Metropolitan Government of Nashville and Davidson County, Tennessee, in the cause of Metropolitan Government of Nashville and Davidson County, Tennessee vs. William L. Austin and wife, Ruth H. Austin, No. A-9800, Minute Book 88A, page 414, as follows:
A strip or parcel of land in the 29th Councilmanic district of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 12 on the map of the Joseph W. Horton property, as of record in Plan Book 1, page 44, Chancery Court at Nashville, described as follows:
Beginning on the present southerly margin of Wedgewood Avenue, on the dividing line between Lots Nos. 11 and 12, thence with said line Southwardly 29.3 feet, more or less, to a point on the new relocated southerly margin of Wedgewood Avenue; thence Southeasterly 94.5 feet along a curve on the new relocated Southerly margin of Wedgewood Avenue, that has a centerline radius of 497.90 feet to a point at the end of the curve; thence Easterly 116.2 feet along a curve on the new relocated southerly margin of Wedgewood Avenue that has a centerline radius of 497.90 feet to a point where the new relocated and present southerly margin of Wedgewood Avenue intersects; thence westerly along the present Southerly margin of Wedgewood Avenue to the point of beginning and containing 5600 square feet, more or less.

Described according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, for the Metropolitan Government, known as Project 67-R-38, Wedgewood Avenue.

Being the same property conveyed to Louis Thompson and wife, Wilma Thompson by Warranty Deed from Ruth H. Austin, unmarried, recorded on March 2, 1987 in Book 7153, Page 204, Register's Office for Davidson County, Tennessee.

This property is improved property known as **0 Wedgewood Avenue, Nashville, TN, 37203**

This conveyance is subject to the following: (1) Easements of record in Book 7153, Page 204 and 3913, Page 165, Register's Office for said County; (2) all matters appearing of record in Plat Map Book 1, Page 44, Chancery Court for Davidson County, Tennessee.

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 2nd day of July, 2014.

Louis Thompson

Louis Thompson

Wilma Thompson

Wilma Thompson

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 **Louis Thompson and Wilma Thompson** 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 this 2nd day of July, 2014.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014053089