WARRANTY DEED

RETURN TO
GREATER NASHVILLE TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150017715 DEEDWARR
Recvd: 03/11/15 13:33 2 pgs
Fees:13.00 Taxes:888.00

20150311-0020878

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
L & H Building Group, LLC	SAME AS NEW OWNER	10405005200
(NAME) 2806 Vault Lane	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dialette A. Hayes, Dial David Delk and Vickie Delk-LaFever, as the only heirs-at-law of Dial D. Delk, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L & H BUILDING GROUP, LLC, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 162 on the Plan of part of WEST GROVE SUBDIVISION, of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of 37th Avenue North at the corner of Lots No. 161 and 162; thence with the line between said two lots, eastwardly 200 feet to the westerly margin of an alley; thence with said alley, northwardly to a turn in said alley; thence with the northwesterly margin of said alley, northeastwardly to the westerly line of Lot No. 197; thence with the said line, northwestwardly 40 feet to the corner of Lots Nos. 162 and 163; thence with the line between said two lots, westwardly 205 feet to the easterly margin of 37th Avenue North; thence with said Avenue, southwardly 50 feet to the beginning.

Being the same property conveyed to Dial D. Delk by Warranty Deed from Clatie M. Holland, which deed is dated April 29, 1965 and recorded in Book 3888, Page 45, Register's Office for Davidson County, Tennessee. The said Dial D. Delk subsequently executed a Quitclaim Deed dated March 20, 1979 to vest title to above property in Dial D. Delk and wife, Patsy Ann Delk, which Quitclaim Deed is of record in Book 5408, Page 572, said Register's Office. The said Patsy Ann Delk subsequently executed a Quitclaim Deed on December, 2013 to convey her interest in and to subject property to Dial D. Delk subsequent to a Divorcee Decree in the Third Circuit Court of Davidson County, Tennessee, Docket No. 12D2312, which Quitclaim deed is of record as Instrument No. 20130109-0002994, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. IF ANY AS MAY BE SET FORTH ON THE PLAN OF WEST GROVE SUBDIVISION, OF RECORD IN BOOK 421, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO SEWER AGREEMENT OF RECORD IN BOOK 8789, PAGE 938, SAID REGISTER'S OFFICE

unimproved ☐

This is improved ☑ property, known as 114 37tjh Avenue N, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its heirs and assigns forever; and we do covenant with the said GRANTEE 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, its 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 our hands this 9th day of March, 2015.

Dialette A. Hayes

Dial David Delk

Vickie Delk-LaFever

STATE OF TENNESSEE

COUNTY OF Davidson

On this 9th day of March, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dialette A. Hayes, Dial David Delk, and Vickie Delk LaFever**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY