WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150032057 DEEDWARR
Recvd: 04/28/15 10:56 2 pgs
Fees:13.00 Taxes:2034.63
20150428-0037885

STEPHANIE MCPEAKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF April, 2015

Notary Public

MY COMMISSION EXPIRES: January 11, 2017
(AFFIX SEAL)

MST 2014-A0915 (Seller)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamara Taylor	New Owner	094 01 0 453.00
(NAME)	(NAME)	
1609 Electric Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Delta Four, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tamara Taylor, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 73 of Shelby Village, Section 3, a plat of which is of record in Plat Book 2083, page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Said Lot No. 73 fronts 48.7 feet on the northerly side of Electric Avenue and extends back 150 feet on the easterly line and 154.5 feet on the westerly line to a dead line, measuring 72 feet thereon.

Being the same property conveyed to Delta Four, LLC by Warranty Deed of Stephen F. Meade, unmarried, of record in Instrument No. 20140904-0080677, said Register's Office and dated 08/26/2014.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2015 tax a lien on 01/01/2015 but not yet due and payable. All matters as set forth on the plat of record in Plat Book 2083, page 6, Register's Office for said County.

This property, known as 1609 Electric Avenue, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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/our hand(s) this 23rd DAY OF April, 2015.

Delta Four, LLC

BY: _____

Monte Poe, its Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Monte Poe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of April, 2015.

_____
Notary Public

My commission expires:

