WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/15 12:01 2 pgs
Fees:13.00 Taxes:880.60
20150519-0046061

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$238,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 18th day of May, 2015.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tamara Fyke	Franklin American Mortgage Company	081-11-0-117.00
112 Marshall Court	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37212	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Delta Capital Management, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tamara Fyke, an unmarried woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 113 on the plan of S.A. Champion's Subdivision of Lots 85 to 168, Inclusive and Other Lots in Harding's Addition to Nashville, of record in Book 161, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Delta Capital Management, LLC, by deed from Linda Buchman Bernstein and Ed Buchman and Hannah-Lea Buchman and Katherine Joan Buchman and Calin Buchman Oliverio, on April 30, 2014 with a consideration amount of $45,000.00 of record in Instrument Number 20140501-0036716, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 132, Register's Office Davidson County, Tennessee.

This is improved property known as: **1609 22nd Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 18, 2015.

Delta Capital Management, LLC

Donald L. Mundie
By Donald L. Mundie, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of May, 2015, before me, appeared Donald L. Mundie, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the Managing Member of Delta Capital Management, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Donald L. Mundie, acknowledged said instrument to be the free act and deed of said corporation (or association).

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

NOTARY PUBLIC

My Commission Expires:

7/6/15

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER C. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY