WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/15 08:43 2 pgs
Fees:13.00 Taxes:323.75
20150605-0052623

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $87,500.00.

Affiant

Subscribed and sworn to before me this 27th day of May, 2015

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JENNIFER R. PIERCE

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:
Delmas, LLC	New Owner	08106002900
1118 Delmas Avenue		
Nashville, TN 37216	,	

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, **Boyce Davis, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Delmas, LLC, a Tennessee Limited Liability Company**, it's successors and and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 69 on the map of Cumberland Gardens Subdivision, as of record in Book 2900, Pages 3 and 4, Register's Office for said County.

Said Lot No. 69 begins as a point in the east margin of 28th Avenue North, the common front corner of Lots Nos. 68 and 69; thence 83.0 feet east to the common rear corner of Lot Nos. 68, 69, and 70; thence north 85.4 feet to a point in the south margin of Vance Avenue, the common front corner of Lot Nos 69 and 70; thence west with the said margin 83.0 feet to a point which marks the beginning of a curve with a radius of 20.0 feet; thence west and south around said curve 31.42 feet to a point in the west margin of 28th Avenue North; thence with said margin south 73.9 feet to the beginning.

Being the same property conveyed to Boyce Davis, Jr. by Warranty Deed from The Estate of Addie McClain Holt dated 5/27/99 of record in Book 11526, Page 245, 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:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Pages 3 and 4, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1914 28th Avenue N., 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 27, 2015.

Boyce Davis Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Boyce Davis, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 27, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE 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 R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY