WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074464 DEEDWARR
Recvd: 09/01/15 14:21 2 pgs
Fees:13.00 Taxes:1406.00
20150901-0088824

State of Tennessee
County of ~~Davidson~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Robin Edwards
Affiant

Subscribed and sworn to before me, this the 28th day of August, 2015.

Kari Murray
Notary Public

My commission expires: 3/25/18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tim Delger Nicole Delger		Map 083-06-0 Parcel 009-00
215 Chapel Avenue	New Owner	
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ann C. Sessoms, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy A. Delger and Nicole Delger, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Roy F. Williams Subdivision of the Hunter Tract, as of record in Book 547, Page 13, Register's Office for Davidson County, Tennessee, made by Erle Drake, County Surveyor, May 2, 1923.

Said Lot No. 12 fronts 50 feet on the westerly side of Chapel Avenue and extends back between parallel lines 165 feet to a 15 foot alley.

Being the same property conveyed to Ann C. Sessoms, by Deed dated May 31, 1996 from Brandy Victoria Armstrong, unmarried, of record in Book 10073, Page 191, Register's Office for Davidson County, Tennessee.

John Sessoms, spouse of the above named Ann C. Sessoms, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 547, Page 13, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_x___) Unimproved (____) property, known as **215 Chapel Avenue, Nashville, TN 37206**

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 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 day of.

Ann C. Sessoms

John Sessoms

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ann C. Sessoms and John Sessoms,** the within named sellers, 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 Nashville, Tennessee, this 28 day of August, 2015.

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17