WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150087158 DEEDWARR
Recvd: 10/13/15 12:09 2 pgs
Fees:13.00 Taxes:222.00
20151013-0104141

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $59,999.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF OCTOBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7337 DELTA CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Delta Capital Management, LLC	SAME	81-8-50.00
PO Box 280854		
Nashville, TN 37228		

FOR AND 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,

JWM6, INC.

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

DELTA CAPITAL MANAGEMENT, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1909 Delta Avenue, Nashville, TN 37208

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 its hand on the 9th day of October, 2015.

JWM6, Inc.

BY: John W. McPherson Jr.
John W. McPherson Jr., Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, John W. McPherson Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Secretary of JWM6, INC., the within named barganor, a corporation, and that John W. McPherson Jr., acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of October, 2015.

Notary Public

My Commission Expires: 10-21-2016

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

15-7337 DELTA CP

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot,600, NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN, as shown on plat of record in Plat Book 21, Page 105, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Being the same property conveyed by Amended Final Decree Confirming Sale as recorded on the 13th day of February, 2006 in Instrument No. 20060213-0017097; Quitclaim Deed from Timothy L. Bruxvoort, an individual, married, unmarried to Gwendolyn L. Hicks, an individual, married as recorded on the 8th day of March, 2004 in Instrument No. 20040308-0026288; Quitclaim Deed from Gwendolyn L. Hicks, an individual, unmarried to Timothy L. Bruxvoort, an individual, married as recorded on the 9th day of January, 2004 in Instrument No. 20040109-0003809 and Warranty Deed from Clarence Summey, married to Gwendolyn L. Hicks, a single person as recorded on the 6th day of April, 2000 in Instrument No. 200004060034744, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN, as recorded in Plat Book 21, Page(s) 105, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. NOTE: TAX SALE INVOLVED IN THE CHAIN OF TITLE - UNDERWRITING APPROVAL REQUIRED BEFORE YOU ARE AUTHORIZED TO ISSUE INSURANCE ON THIS PROPERTY.