WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-2019
(AFFIX SEAL)

CHRISTIAN BOOTH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires August 20, 2019

G-VRES-16-1909A-T

BILL GARRETT, Davidson County
Trans: T20160079370 DEEDWARR
Recvd: 09/09/16 15:29 2 pgs
Fees: 13.00 Taxes: 1135.90
20160909-0095260

THIS INSTRUMENT WAS PREPARED BY		
Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212		
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Benjamin W. Rodriguez and Karlye J. Rodriguez	COMMUNITY MORTGAGE	
(NAME)	19045 E. VALLEY VIEW PKWY (NAME)	081-08-1A-001.00-CO
1909 A Delta Avenue	SUITE F	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	INDEPENDENCE, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DELTA CAPITAL MANAGEMENT, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN W. RODRIGUEZ AND KARLYE J. RODRIGUEZ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: * HUSBAND & WIFE

Land in Davidson County, Tennessee, being Unit A on the Exhibit Map of 1909 Delta Avenue Townhomes as shown on the Exhibit "B" Plat of the Declaration of Covenants, Conditions and Restrictions for Homes on Delta, a horizontal property regime with private elements and limited common elements of record in Instrument No. 20151218-0127287, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Delta Capital Management, LLC by Warranty deed from JWM6, Inc of record in Instrument No. 20151013-0104141 Register's Office for Davidson County, Tennessee, dated October 9, 2015 and recorded on October 13, 2015.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151218-0127287, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1909 A Delta Avenue, Nashville, Tennessee 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 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 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 the 8th DAY OF SEPTEMBER, 2016.

Delta Capital Management, LLC

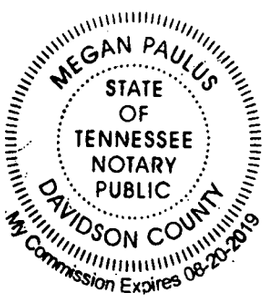
BY: _____
Donald L. Mundie
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD L. MUNDIE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER of DELTA CAPITAL MANAGEMENT, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of September, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212