Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160114735 DEEDWARR
Recvd: 12/29/16 14:32 2 pgs
Fees:13.00 Taxes:1991.16
20161229-0137032

MST 2016-1759 (Seller only)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $538,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2016

Notary Public

MY COMMISSION EXPIRES: 02/26/17
(AFFIX SEAL)

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Murphy	New Owner	081084P00100CO
(NAME)	(NAME)	
1718 A 6th Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville, TN37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Delta Four, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Murphy,** 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 Unit A, of 1718 6th Avenue North Townhomes, together with the Limited Common Areas/Elements and Private Elements appurtenant to said Unit as established by that certain Declaration of Covenants, Conditions and Restrictions for 1718 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, a Planned Unit Development, of record in Instrument No. 20151103-0111861, in the Register's Office for Davidson County, Tennessee, with By-Laws of 1718 6th Avenue North Townhomes Owners Association, Inc., appended thereto as Exhibit "C", and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Delta Four, LLC by Warranty Deed from Barbara A. Cannon, of record in Instrument No. 20151103-0111860, Register's Office for Davidson County, Tennessee, dated October 26, 2015 and recorded on November 03, 2015.

Subject to: Property taxes have been prorated and paid, 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 Declaration of Covenants, Conditions and Restrictions for 1718 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, a Planned Unit Development, with By-Laws appended thereto as Exhibit "C", of record in Instrument Number 20151103-0111861, Register's Office for Davidson County, Tennessee, Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1718 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, a Planned Unit Development, of record in Instrument No. 20151103-0111861, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements. Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel.

This property, known as 1718 A 6th Avenue N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 16th DAY OF Dec., 2016.

Delta Four, LLC

BY: _____

Monte Poe, its Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monte Poe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of Dec., 2016.

_____
Notary Public

My commission expires:
7-11-2020

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON