WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170030759 DEEDWARR
Recvd: 04/12/17 09:46 2 pgs
Fees:13.00 Taxes:532.80
20170412-0035646

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

P-LHL-17-1716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

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:	MAP / PARCEL NUMBER (S)
Courtney Trammell	**Carrington Mortgage Services, LLC**	
(NAME) **1716 Brick Court**	(NAME) **P.O. Box 692408**	**041-14-0A-035.00-CO**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **San Antonio, TX 78269-2408**	
(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, **ERICA L. DELKOU AND JASON J. DELKOU, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COURTNEY TRAMMELL, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of The Fields of Brick Church of record in Plat at Instrument No. 20040604-0065967, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erica L. Delkou and husband, Jason J. Delkou by Quitclaim deed from Erica L. Alexander n/k/a Erica L. Delkou of record in Instrument No. 20140822-0076603 Register's Office for Davidson County, Tennessee, dated August 20, 2014 and recorded on August 22, 2014.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat at Instrument No. 20040604-0065967;
- Covenants, Conditions and Restrictions of record in Instrument Number 20040505-0051098;
- Charter of record in Instrument Number 20121003-0090545;
- Quitclaim Deed of record in Instrument Number 20121003-0090546 and Final Decree confirming Sale to the Metropolitan Government in Instrument No. 20131022-0110196;
- Easement(s) of record in Book 6316, Page 22, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1716 Brick Court , Nashville, Tennessee 37207**.

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 7th DAY OF APRIL, 2017.

Erica L Delkou

Erica L. Delkou

Jason J. Delkou

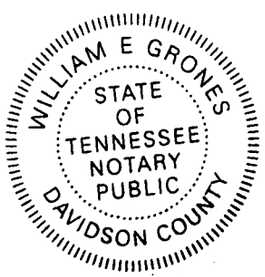
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERICA L. DELKOU AND JASON J. DELKOU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2017.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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