WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/19/18 (AFFIX SEAL)

G-P-17-3160

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)
Donna Kaye Delfino and Frank Delfino	new owner	
(NAME)	(NAME)	**104-02-0Y-104.00**
3160 Parthenon Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **NATALIE R. GOMEZ, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONNA KAYE DELFINO AND FRANK DELFINO, WIFE AND HUSBAND,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 104 of The Courts at Parthenon, a Condominium, as established by a Master Deed of record in Instrument Number 20041203-0144194, in the Register's Office for Davidson County, Tennessee, pursuant to Title 66, Chapter 27, Section 101, et seq., as amended; said Unit 104 also being part of the same property shown on Exhibit "E" to the By-Laws of The Courts at Parthenon Owner's Association, Inc., of record as Instrument No. 20041203-0144195, in said Register's Office.

Being the same property conveyed to Natalie R. Gomez by Warranty deed from Ashley T. Smith f/k/a Ashley Thomas, married of record in Instrument No. 20120706-0059555 Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 6, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Courts at Parthenon of record in Instrument Number 20041203-0144194, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20030331-0041890, Register's Office of Davidson County, Tennessee.
- Charter of record in Instrument Number 20041203-0144193, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20041203-0144195, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for water mains of record in Book 5788, Page 257, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 6517, Page 691, in the Register's Office for Davidson County, Tennessee.
- Title to that portion of the property embraced by the bounds of former Alley No 702.
- Easements retained by Metropolitan Government pursuant to Bill No. 62-261 amending the official street map by abandoning, vacating and closing Alley No. 702, being the first alley north of Parthenon Avenue running west off Oman Street westwardly to the Tennessee Central Railroad right of way, of record in the Metro Clerks Office for Davidson County, Tennessee.
- Terms and conditions of Lease by and between HCA Realty, Inc. and Oman Construction Co, dated October 9, 1984 of record in Book 7291, Page 123, in the Register's Office for Davidson County, Tennessee.
- Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Bill Garrett Davidson County
Batch# 2195 DEEDWARR
09/19/2017 10:49:28 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

This is **improved** property known as: **3160 Parthenon Ave., Nashville, Tennessee 37203**.

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 18 DAY OF SEPTEMBER, 2017.

Natalie R. Gomez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALIE R. GOMEZ, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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