WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $: 125,000.00. Affiant Subscribed and sworn to before me, this the 20 day of December, 2017. Notary Public My commission expires: 04-24-18 (AFFIX SEAL)

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joshua D. Folsom	New Owner	Map 081-06-0 Parcel 184.00
743 Harpeth Pkwy W.		
Nashville, TN 37221		

FOR AND IN 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,

Delmas, LLC, a Tennessee limited liability company

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

Joshua D. Folsom and Stephanie D. Folsom, husband and wife

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 Lot No. 30 on the Plan of Revised Section Two, Normal Heights, of record in Plat Book 2330, Page 54, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carrie Carlton dba Ensley, LLC, its successors and assigns, by Deed dated April 15, 2015 from Boyce Davis, Jr., unmarried, of record in Instrument No. 20150506-0041215, Register's Office for Davidson County, Tennessee. The said Carrie Carlton dba Ensley, LLC having quitclaimed to Delmas, LLC, a Tennessee limited liability company by Quitclaim Deed dated August 28, 2015, of record in Instrument No. 20150924-0097063, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2330, Page 54, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **2640 Delk Avenue, Nashville, Tennessee 37208**

Bill Garrett Davidson County
Batch# 40791 DEEDWARR
12/22/2017 10:30:11 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20171222-0130541

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 its hand by its duly authorized officer this 20 day of **December, 2017.**

Delmas, LLC, a Tennessee limited liability company

By: _____
Carrie Carlton, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Carrie Carlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Member of the Delmas, LLC, within named bargainor, a limited liability company, and that she as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of **December, 2017.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 1/17/21