Record & Return to:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2934

Karen Y Johnson Davidson County
Batch# 155408 DEEDWARR
10/31/2018 10:19:26 AM 2 pgs
Fees: $13.00 Taxes: $177.60

20181031-0107734

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $48,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2018

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
DLM Development Inc., 1700 State Street, #409 Nashville, TN 37203	New Owner	133-15-A-96.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Vickie D. James, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DLM Development Inc., a CA Corporation**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. P-2, together with the appurtenant interest in the common elements of Pagoda Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 6111, Page 22, as amended in Book 9445, page 492; and in Book 10458, page 936, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the First Floor and Townhouse Unit Plan, Pagoda Condominium, attached as Exhibit A-2 to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Pagoda Condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned plan of record and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Vickie D. James, unmarried by Warranty Deed from Thomas W. Page and wife, Betty Jo Page, dated November 26, 1997, recorded December 1, 1997, of record in Book 10702, page 48, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **320 Welch Road, Apt. P2, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of October, 2018.

GRANTOR:

Vickie D. James

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Vickie D. James, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of October, 2018.

AMANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020