WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 161874 DEEDWARR
11/16/2018 10:59:51 AM 2 pgs
Fees: $13.00 Taxes: $1,433.75

20181116-0113033

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrea K. Lacey	Andrea K. Lacey	03200014300
(NAME)	(NAME)	
4505 Brick Church Pike	1402 Ordway Place	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Nashville, TN 37206	
(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 considerations, the receipt of which is hereby acknowledged, we, Thomas Delius and Jordan Delius, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Andrea K. Lacey and Jesse T. Lacey, wife and husband, hereinafter called the GRANTEE(S), and/or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described according to a survey by Ray G. Cole, Surveyor, No. 924, dated January 21, 1986, as follows:

Beginning at an iron pin in the easterly margin of Brick Church Pike, a corner to the property of James W. Balls of record in Book 4859, Page 657, Register's Office for Davidson County, Tennessee; thence with said margin of said Pike, North 7 deg. 56' 48" West 324.62 feet to an iron pin; thence North 83 deg. 21' 26" East 282.85 feet to an iron pin; thence North 78 deg. 25' 40" East 371.46 feet to an iron pin; thence South 3 deg. 01' 15" East 487.82 feet to an iron pin by a corner post; thence South 71 deg. 24' 28" West 423.32 feet to an iron pin; thence North 16 deg. 35' 32" West 255.00 feet to an iron pin; thence South 71 deg. 24' 28" West 160.00 feet to an iron pin marking the point of beginning.

Being the same property conveyed to Thomas Dellus and Jordan Dellus, husband and wife by Warranty Deed from Jason M. Mennino and spouse, Tonya G. Mennino, dated 08/06/2015, of record in Instrument No. 20150810-0079518, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4505 Brick Church Pike, Whites Creek, TN 37189

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 13th day of November, 2018.

Thomas Delius

Jordan Delius

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Delius and Jordan Delius, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of November, 2018.

Notary Public:
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County