Karen Y Johnson Davidson County
Batch# 170437 DEEDWARR
12/05/2018 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20181205-0118464

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 302044

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2018.

Notary Public

My commission expires: May 9, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Thomas Delius and Jordan Delius	New owner	**104-05-0-227.00**
3602 Westbrook Ave		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Laura K. Sublett, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Thomas Delius and Jordan Delius, husband and wife,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the easterly part of Lot No. 502 on the Map of Richland Realty Company's Subdivision "C", as of record in Book 421, page 31, Register's Office for said County, described according to a copy of a survey thereof by S.R. Sanford, Jr., Surveyor, September 7, 1946, as follows:

BEGINNING at an old cut in the sidewalk in the north margin of Westbrook Avenue, at the southwest corner of this lot, being 55 feet east of the corner lots Nos. 501 and 502, as measured along the present northerly margin of Westbrook Avenue as recently located; thence along the margin of said Avenue, easterly 55 feet to a stake, and continuing with the margin of the same easterly 43 feet 10 inches to a point at the beginning of a curve and continuing with the margin of said Avenue, around a curve in an easterly direction 128 feet 4 inches to a point at the beginning of another curve with a radius of 9 feet; thence around said curve in a northerly and westerly direction, to the southwesterly margin of Minnesota Avenue, or Murphy Road; thence with the margin of said Avenue or Road, as now presently located, northwesterly 270 feet to a stake and

cut, being the northwesterly corner of this property and being 63 feet southeast of the corner Lots Nos. 501 and 502; thence southerly 152 feet 9 inches to the beginning.

BEING the same property conveyed to Laura K. Sublett by Warranty deed from Zachary T. Goodyear and Martha G. Goodyear, husband and wife of record in Instrument No. 20130221-0017654 Register's Office for Davidson County, Tennessee, dated 02/19/2013 and recorded on 02/21/2013.

This is improved property known as **3602 Westbrook Ave, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of November, 2018.

Laura K Sublett

Laura K. Sublett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Laura K. Sublett, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of November, 2018.

Notary Public
My Commission Expires: May 9 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001408-528

SP 11/2015

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

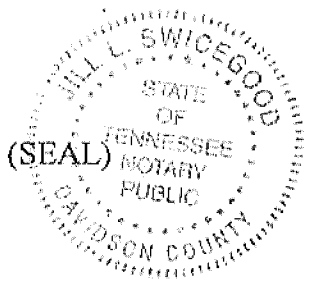
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900