31511-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 190858 **DEEDWARR**
02/01/2019 10:37:28 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20190201-0009762

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $575,000.00.

Affiant

Subscribed and sworn to me on 01/30/19.

NOTARY PUBLIC
My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joseph DeLemos 604 Hillwood Blvd Nashville, TN 37205	CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	103-09-0-063-00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elliott J Wurlitzer, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Joseph DeLemos and Maria DeLemos, husband and wife, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 291 on the Plan of Hillwood Estates, Section 16, of record in Plat Book 3300, Page 89, 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 Daniel B. Barge, Jr., and wife, Frances S. Barge, by Deed dated December 3, 1962 from H.G. Hill Realty Company, a Tennessee corporation, of record in Book 3465, Page 475, corrected in Book 3800, Page 437, Register's Office for Davidson County, Tennessee. The said Frances S. Barge died July 20, 1981 leaving the property vested in Daniel B. Barge, Jr. as the surviving tenant by the entirety. The said Daniel B. Barge, Jr. having since died testate on July 1, 2004, and pursuant to Probate Case No. 04P1235, filed July 23, 2004, in the Seventh Circuit Court for Davidson County, Tennessee. The Barge Family Tryst is set out in the Will of Daniel Blythewood Barge, Jr. (aka Daniel B. Barge, Jr.). The trust provisions of said Will specify that upon the death of Daniel B. Barge, Jr., the property is to be held in the name of The Barge Marital Trust. The Barge Marital Trust with Sarah Barge Hawley, being the Trustee of the Trust has conveyed said property to Queen C. Living Trust, by Deed dated January 5, 2006, of record in Instrument No. 20060124-0009151, said Register's Office. Elliott J. Wurlitzer, Trustee of the Queen C. Living Trust having quitclaimed to Elliott J. Wurlitzer, an unmarried woman, by Quitclaim Deed dated January 21, 2016, of record in Instrument No. 20160202-0009824, said Register's Office.
>
> This is improved property known as 604 Hillwood Blvd, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 01/30/19.

Elliott J Wurlitzer

STATE OF California
COUNTY OF San Mateo

On 01/30/19, before me personally appeared Elliott J Wurlitzer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 01/30/19.

NOTARY PUBLIC

My Commission Expires: 09/02/2021

WILLIAM TSUI
COMM. # 2209018
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXP. SEP. 2, 2021