THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118858**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $710,000.00. Affiant Subscribed and sworn to before me, this5th day of February, 2019. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 194230 DEEDWARR
02/12/2019 08:51:49 AM 2 pgs
Fees: $13.00 Taxes: $2,627.00
20190212-0012906

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ann Delevante and Robert Delevante, Jr. 511 Fairfax Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-10-0-195.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Gervais, unmarried, and Vera Nicholas, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ann Delevante and Robert Delevante, Jr., wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 7, Block 5, as shown on the map entitled Fairfax Place, of record in Plat Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DANIEL GERVAIS and spouse, VERA NICHOLAS-GERVAIS, by deed from TIMOTHY CORBIN and spouse, MARGARET HASTINGS BLATT, of record in Instrument No. 20080828-0088465, dated August 26, 2008, said Register's Office.

Vera Nicholas-Gervais is now known as Vera Nicholas.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-10-0-195.00.

Matters shown on the Plan of record in Plat Book 547, pages 137 and 138, said Register's Office.

This is improved property located at 511 Fairfax Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of February, 2019.

Daniel Gervais by Kate Rosenthal, his Attorney-in-Fact his attorney-in-fact

Vera Nicholas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Daniel Gervais and that she is authorized by Daniel Gervais to execute this instrument on his behalf.

Witness my hand, at office, this 5th day of February, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vera Nicholas, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021