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

File Number: 1-19-4081

Karen Johnson Davidson County
Batch# 232474 DEEDWARR
05/21/2019 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20190521-0047725

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $294,000.00

Affiant

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 10th day of May, 2019

Notary Public
My Commission Expires: 4/13/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas Francis Delaney, V Kelsey DeBoer Delaney 815 Power Ave Nashville TN 37206	Better Mortgage Corp 7 World Trade Center 250 Greenwick St. Floor New York, New York 10006	083-07-0-042 36

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, **Anne E. Sargeant, single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas Francis Delaney V and Kelsey DeBoer Delaney**, **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: **husband and wife

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 8 on the Plan of Subdivision of Robert E Powers' Land of record in Plat Book 42, Page 56, in Register's Office for said County.

Said part of said No. 8 fronts 50 feet on the Westerly side of Powers Avenue and runs back between line, 100.5 feet on the Notherly line and 111.5 feet on the Southerly line, to a dead line in the rear measuring 52 feet more or less thereon.

Being the same property conveyed to Anne E Sargeant, single woman by Warranty Deed dated October 30, 2015 from Haley T Carpenter, unmarried, recorded November 6, 2015, in Instrument Number 20151106-0113247, in the Official Records of Davidson County, Tennessee.

This is improved property located at: **815 Powers Avenue, Nashville, TN 37206.**

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 Grantor paying their prorated share thereof to the Grantee 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 9th day of May, 2019

GRANTOR:

Anne E. Sargeant

STATE OF ILLINOIS
COUNTY OF Cook

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anne E. Sargeant, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of May, 2019.

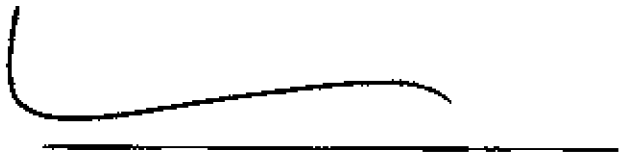
"OFFICIAL SEAL"
LENORA C. DENNIS
Notary Public, State of Illinois
My Commission Expires 08-17-2022

Notary Public
My Commission expires: 8-17-2022

201905210047725

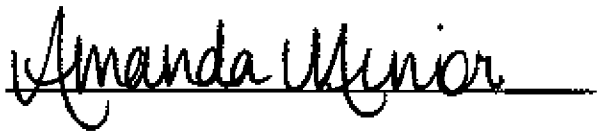
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

