THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 256516 DEEDWARR
07/12/2019 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20190712-0068400

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Regional Holdings, LLC P.O. Box 707 Clarksville, TN 37041-0707	New Owner	092-16-0B-084.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DelMon Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Regional Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 805, Level 10, of University Square Condominium Apartments, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7051, Page 529, an amended in Book 7119, Page 884, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of University Square Condominium Apartments, as of record in Book 6900, Page 124, in said Register's Office, for a more complete identification and description of such unit.

Included in this conveyance, but excluded from the warranties contained herein, the Grantors quitclaim and convey all their right title and interest in and to the Parking Space P-2 North, Number 3.

Being the same property conveyed to Delmon Holdings LLC, a Tennessee Limited Liability Company, by Warranty Deed from Karen Fejta, unmarried and Dessa Seither Fejta, unmarried, of record on September 30, 2013, at Instrument No. 20130930-0102326, Davidson County Register of Deeds.

This property commonly known as 900 19th Avenue South, Unit 805, Nashville, TN 37212.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 the hand of the Grantor's authorized representative, this 11 day of July, 2019:

DelMon Holdings, LLC, a Tennessee Limited Liability Company

By: x _____

Name: Drew Dellamonica

Title: Member and President

STATE OF Texas

COUNTY OF Collin

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Drew Dellamonica , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the Member and President of **DelMon Holdings, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **DelMon Holdings, LLC** for the purposes therein contained.

~~Witness my hand and official seal~~ on this the 11 day of July, 2019:

STEPHANIE WINTERS
Notary Public, State of Texas
Comm. Expires 08-22-2020
Notary ID 130788343

_____
NOTARY PUBLIC

My Commission Expires: 08-22-2020

STATE OF Texas

COUNTY OF Collin

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$170,000.00**:

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 11 DAY OF July, 2019:

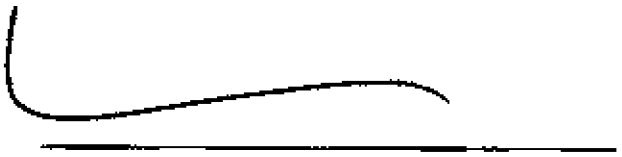
_____
Notary Public

My Commission Expires: 08-22-2020

STEPHANIE WINTERS
Notary Public, State of Texas
Comm. Expires 08-22-2020
Notary ID 130788343

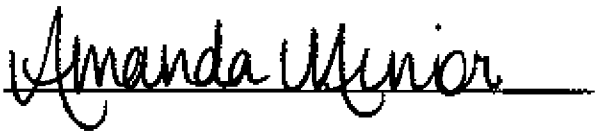
Certification of Authenticity
for Electronically Filed Document

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:

