THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520670** Karen Johnson Davidson County Batch# 257187 **DEEDWARR** 07/15/2019 02:37:25 PM 2 pgs Fees: $13.00 Taxes: $4,732.30 20190715-0069030	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,279,000.00. Affiant Subscribed and sworn to before me, this 12th day of July, 2019. Notary Public My Commission Expires:

JANA L. LESLIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brooks Daverman and Audra Ladd 2503 Fairfax Avenue Nashville TN 37212	Citizens Bank 10561 Telegraph Rd. Glen Allen, VA 23059	Tax Parcel ID No. 104-11-0-149.00

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, **Ann M. Delevante and Robert V. Delevante, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brooks Daverman and Audra Ladd, husband and wife**, ("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) 9 , as shown on the map entitled Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Plat Book 421, page 7, 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 ANN M. DELEVANTE and ROBERT V. DELEVANTE, WIFE AND HUSBAND, by deed from DAVID MARVIN REGEN, of record in Instrument no. 20000417-0038139 , dated April 13, 2000 , said Register's Office.

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. 104-11-0-149.00.

Matters shown on the Plan of record in Plat Book 421, page 7, said Register's Office.

This is improved property located at 2503 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 12th day of July, 2019.

Ann M. Delevante

Robert V. Delevante

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann M. Delevante and Robert V. Delevante, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022