THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34928-07-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $278,000.00. Affiant Subscribed and sworn to before me this 9th day of August, 2019. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN NOTARY PUBLIC Traci Sellers My Commission Expires November 8, 2021 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Jane Shannon Deloach 2038 Oakwood Avenue Nashville, TN 37207	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 071 08 0 386 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, **Elizabeth N. Berman**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane Shannon Deloach,** unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2038 Oakwood Avenue, Nashville, TN 37207.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 269607 DEEDWARR
08/12/2019 08:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,028.60
20190812-0079738

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of August, 2019.

Elizabeth N. Berman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth N. Berman, 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.

Witness my hand, at office, this 9th day of August, 2019.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of Section 3, Shepardwood, as of record in Plat Book 5210, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth N. Berman, an unmarried woman, by deed dated December 28, 2016 from Dale Hire, a married man of record in Instrument No. 20161230-0137196, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 071 08 0 386 00.
2. Restrictive Covenants contained in an instrument of record in Book 5015, page 353, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 5210, page 158, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

