Karen Johnson Davidson County
Batch# 300878 DEEDWARR
10/15/2019 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20191015-0105467

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 10 day of October, 2019.

Notary Public

My commission expires: 8.22.21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Room for Hope,LLC	Same as Owner	**08106002900**
2002 Richard Jones Rd., G-200		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Delmas, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Room for Hope,LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 69, CUMBERLAND GARDENS, as shown on plat of record in Plat Book 2900, Pages 3-4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Said Lot No. 69 begins as a point in the East margin of 28th Avenue North, the common front corner of Lots Nos. 68 and 69; thence 83.0 feet East to the common rear corner of Lot Nos 68, 69 and 70; thence North 85.4 feet to a point in the South margin of Vance Avenue, the common front corner of Lot Nos. 69 and 70; thence West with the said margin 83.0 feet to a point which marks the beginning of a curve with a radius of 20.0 feet; thence West and South around said curve 31.42 feet to a point in the West margin of 28th Avenue North; thence with said margin South 73.9 feet to the beginning.

Being the same property conveyed to Delmas, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Boyce Davis, Jr., dated May 27, 2015, of record in Instrument No. 20150605-0052623, Register's Office for Davidson County, Tennessee. Delmas, LLC, conveyed subject property to Carrie Carlton, a married individual, by Quitclaim Deed, dated March 21, 2019, of record in Instrument No. 20190409-0032272, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Delmas, LLC,a Tennessee Limited Liability Company by Carrie Carlton dated October 10,2019, of record in Instrument No. 20191015010546 6_____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1914 28th Avenue North, Nashville, TN 37208.

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 in 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. 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.

Carrie Carlton Date: 10/10/19
Delmas, LLC,a Tennessee Limited Liability Company
By: Carrie Carlton
Its; Sole Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Carrie Carlton 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 forgoing instrument for the purpose therein contained and who further acknowledged that she is Sole Member of Delmas, LLC, a Tennessee Limited Liability Company and that she is authorized by Delmas, LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf.

Witness my hand, at office, this 10TH day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 9/16/22

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON ROBERT NORTON

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 1 day of October, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 8-22-21