Karen Johnson Davidson County
Batch# 307256 DEEDWARR
10/28/2019 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20191028-0110525

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ19-0330

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of October, 2019

Notary Public

Commission Expires: 5-23-23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leila Vartanian Cynthia Gayle Davis 208 Gayland Court Nashville, TN 37210	Regions Mortgage P.O. Box 200401 Florence, SC 29502	09509003100

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Allison Delaney (formerly Allison K. Bencar), married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leila Vartanian, unmarried and Cynthia Gayle Davis, unmarried, tenants in common

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:

Beginning on the westerly margin of Gayland Court at the northeast corner of Lot No. 9 on the Plan of Gayland, as of record in Book 2083, page 68, Register's Office for said County; thence with the westerly margin of said Court, north 30 deg. 59 min. west 90 feet; thence southwestwardly 147 feet, more or less, to the easterly line of the property conveyed to Maxine Beckwith by deed from Balie P. Waggener and wife, of record in Book 2017, page 483, said Register's Office; thence with said line, south 23 deg. 01 min. east 98 feet to the northwest corner of said Lot No. 9; thence with the northwesterly line of said Lot No. 9, north 59 deg. 41 min. east 162.5 feet to the beginning.

Being the same property conveyed to Allison K. Bencar, a single woman by Warranty deed from Raymond Derek Johnson, unmarried of record in Instrument No. 20150625-0061262 Register's Office for Davidson County, Tennessee, dated June 22, 2015 and recorded on June 25, 2015. The said Allison J. Bencar, having since married, now known as Allison Delaney.

Jared Delaney, with the consent of the granting spouse, Allison Delaney, joins in the execution of this instrument, to convey his marital interest in said property, if any.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 208 Gayland Court, Nashville, TN 37210

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25 day of October, 2019.

F.K.A.

Allison Delaney formerly known as Allison K. Bencar

Jarod Delaney

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Allison Delaney and Jared Delaney** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 25 day of October, 2019.

Notary Public
My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/2020
Notary' Seal (if on paper)