This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3707**

Karen Johnson Davidson County
Batch# 360468 DEEDWARR
02/19/2020 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200219-0018591

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Joseph Davis and Jordan Holden, husband and wife,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Erin Iamartino, unmarried**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Williamson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of 924 Delmas Avenue Townhomes A Horizontal Property Regime with Private Elements, shown as Exhibit "B", to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140603-0048099, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Davis and Jordan Holden, husband and wife, by Warranty Deed from Charlie Three, LLC of record in Instrument No. 20150423-0036433, Register's Office for Davidson County, Tennessee, dated April 22, 2015, and recorded on April 23, 2015.

This is improved property also known as 924A Delmas Avenue, Nashville, Tennessee 37216.

Tax Parcel Identification Number: 072090O00100CO

This conveyance is subject to the following:

1.) All easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the Master Deed of record in Instrument Numbers 20140502-0037653 and 20140603-0048099, Register's Office for Davidson County, Tennessee.

2.) Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq.*, incorporated herein by reference.

3.) All encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand, this 13th day of February, 2020.

Joseph Davis -Grantor

Jordan Holden -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Davis and Jordan Holden, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of February, 2020.

NOTARY PUBLIC
My commission expires: 12/19/2020

(SEAL) W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
Erin Iamartino	New owner (Grantee)
924A Delmas Avenue	
Nashville, TN 37216	

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$370,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 14th day of February, 2020.

Affiant

NOTARY PUBLIC
My commission expires: 11.8.21

(SEAL) GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

True Copy Certification

I, Connie Taylor, 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

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212