WARRANTY DEED

Karen Johnson Davidson County
Batch# 365000 DEEDWARR
02/28/2020 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20200228-0022498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$499,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF FEBRUARY, 2020

Notary Public

MY COMMISSION EXPIRES: November 6, 2023

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
11-6-2023
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Colin Mark Dalby	GARDNER FINANCIAL SERVICES, LTD	72 10 3C 2.00 R 000
(Name)	(Name)	
2700 Bronte Ave. #B	3503 PAESANOS PKWY	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	SAN ANTONIO, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY CONSTRUCTION, INC., A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLIN MARK DALBY, a married man,** HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. "B" on the plan of 2700 Bronte Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2700 Bronte Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180919-0093065, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to DY CONSTRUCTION, INC., A TENNESSEE CORPORATION, by deed from KENNETH ROBINSON AND WILLIAM T. ROBINSON, JR. AND RONALD ROBINSON AND VERNON ROBINSON AND MARCUS ROBINSON, ALL THE HEIRS AT LAW OF BETTY C. ROBINSON, DECEASED, of record in Instrument No. 20180501-0041285, dated April 30, 2018, said Register's Office.

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

Executed by my hand this 26th Day of February 2020.

DY Construction

BY: _____

STATE OF Tennessee

County OF Davidson

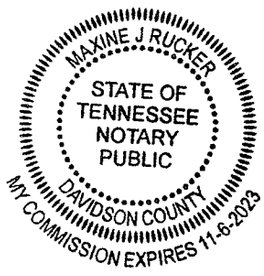
I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that DeRon Jenkins as Member from DY Construction personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such Member.

Witness my hand and official seal, this the 26th of February, 2020.

_____
Notary Public

My Commission Expires: November 6, 2023

(SEAL)



Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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: 11-06-2023

MAXINE J. R
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TE