THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200325468**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 10th day of April, 2020. Notary Public My Commission Expires:

KELSEY RENEE HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 08, 2024

Karen Johnson Davidson County
Batch# 387812 DEEDWARR
04/17/2020 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200417-0040727

WARRANTY DEED

Address New Owner: Jennifer Leilani Thomas and Robert Louis Treuting 2615 Woodyhill Drive Nashville TN 37207	Send Tax Bills To: Keller Mortgage, LLC dba Keller Mortgage 4725 Lakehurst Ct, Suite 400 Dublin, OH 43016	Tax Information: Tax Parcel ID No. 071 04 0 043.00

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, **Pierre Yvon Delinois and Stefanie Mattea Delinois, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Leilani Thomas and Robert Louis Treuting, as joint tenants with right of survivorship**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 302 on the plan of Joywood Heights, Section II, of record in Book 1130, Pages 92 and 93, 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 Pierre Yvon Delinois and Stefanie Mattea Delinois, husband and wife, by Warranty Deed from James Harold Tidwell and wife, Carol M. Tidwell, of record in Instrument No. 20171102-0112796, in the Register's Office of Davidson county, Tennessee, dated October 31, 2017 and recorded on November 02, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOYWOOD HEIGHTS, SECTION II, as recorded in Plat Book 1130, Page(s) 92 and 93.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1373, Page 98.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4153, Page 936.

This is improved property located at 2615 Woodyhill Drive Nashville TN 37207

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2020.

Pierre Yvon Delinois

Stefanie Mattea Delinois

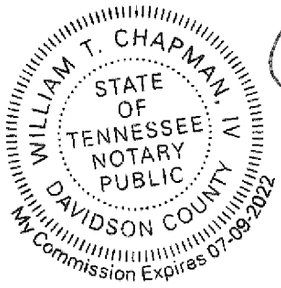
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pierre Yvon Delinois and Stefanie Mattea Delinois, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2020.

Notary Public

My Commission Expires: _____



True Copy Certification

I, HILLARY SMITH , 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.

Settlement Agent:
McMichael & Gray, PC

BY: _____
Hillary Smith

State of Tennessee

County of Davidson

Personally appeared before me, Cody R. Galaher, a notary public for this county and state, Hillary Smith 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: 9-7-2021
(Notary Seal)

CODY R. GALAHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021