Karen Johnson Davidson County
Batch# 536034 DEEDWARR
12/16/2020 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $2,458.65
20201216-0148868

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $664,500.00. **Affiant** Subscribed and sworn to before me, this 15th day of December, 2020. Notary Public My Commission Expires: 10/2/2023

Address New Owner As Follows:
Robert L. DeLaney
234 Burlington Place
Nashville, TN 37215

Send Tax Bills To:
Shelter Lending Services, LLC
4000 W. Brown Deer Rd. Ste. E
Brown Deer, WI 53209

Map-Parcel Number:
117-09-0C-043.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C. RICHARD ROSELLE AND WIFE, MARY LEA ROSELLE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT L. DELANEY, a single man**, hereinafter called the Grantee,

his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 43, as shown on the map entitled Burlington, of record in Plat Book 5200, pages 403 through 406, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to C. Richard Roselle and wife, Mary Lea Roselle, by deed from Emery A. Battle, Jr., of record in Instrument No. 20030509-0062580, dated April 8, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. County taxes for the year 2020 which have been prorated and paid by Grantors; 2021 and subsequent years County taxes shall be paid by Grantee.

2. Matters shown on the Plan of record in Plat Book 5200, pages 403 thru 406, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5863, page 796, as amended in Book 6046, page 134, Register's Office for Davidson County, Tennessee.

4. Sewer Easement of record in Book 3401, page 545, and Book 3947, page 20, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4007, page 196, and Book 6929, page 646, Register's Office for Davidson County, Tennessee.

6. Water Main Easement of record in Book 4049, page 497, Register's Office for Davidson County, Tennessee.

This is improved property known as: 234 Burlington Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of December, 2020.

C. Richard Roselle

Mary Lea Roselle

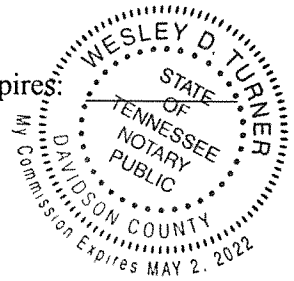
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Richard Roselle and Mary Lea Roselle, the within named bargainor, 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 15th day of December, 2020.

Notary Public

My Commission Expires:



True Copy Certification

I, Yvonne Hall, do hereby make oath that I am 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.

Yvonne Hall

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Yvonne Hall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-5-21

Notary' Seal (if on paper)