BILL GARRETT, Davidson County
Trans:T20130031601 DEEDWARR
Recvd: 04/17/13 12:59 2 pgs
Fees:13.00 Taxes:277.50
20130417-0038340

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN132934

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2013.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D218, LLC, a Tennessee Limited Liability Company 1310 6th Avenue North Nashville, TN 37208	Same address as new owner	08303000900

FOR AND IN CONSIDERATION of the sum of Seventy Five Thousand and 00/100 Dollars ($75,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FRIENDSHIP HOMES, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **D218, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 9 on the map of C.H. Waller Subdivision and part of Lots No. 42 and 43 on the plan of Brownsville, as of record in Book 547, Page 163, Register's Office for said County.

Beginning on the north margin of Creighton Street at the southeast corner of Lot No. 9 and thence with the line between Lot No. 9 and Lot No. 8, northwardly 169.1 feet to the southeast corner of the property conveyed to Clayton M. Manis, etux, as of record in Book 1629, Page 78, Register's Office for Davidson County, Tennessee, thence with Manis' southerly line westerly 50 feet to a point; thence southerly 174.0 feet, more or less, to the northerly margin of Creighton Street, thence easterly with the margin of the said street, fifty (50) feet to the beginning.

Being the same property conveyed to Friendship Homes, Inc., by Warranty Deed from James Roberts, married, dated 7/22/2005, recorded 7/26/2005, of record in Instrument No. 20050726-0087141, in the Register's Office for Davidson County, Tennessee. Said deed was re-recorded in Instrument Nos. 20060621-0074207 and 20060703-0078956 to add restrictive covenants applicable to Friendship Homes, Inc..

This is improved property more commonly known as 121 Creighton Avenue, Nashville, TN 37206.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of April, 2013.

FRIENDSHIP HOMES, INC.

By: Wallace Cartwright, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 12th day of April, 2013, before me, appeared Wallace Cartwright, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Friendship Homes, Inc., a Tennessee Corporation, and that said instrument was signed in behalf of said Friendship Homes, Inc., and said officer acknowledged said instrument to be the free act of deed of said Friendship Homes, Inc.

WITNESS my hand and seal, this the 12th day of April, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014