BILL GARRETT, Davidson County
Trans:T20130033395 DEEDWARR
Recvd: 04/24/13 08:19 2 pgs
Fees:13.00 Taxes:166.50
20130424-0040420

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Glenda L. Meriamon
Affiant

Subscribed and sworn to before me, this 19TH DAY OF APRIL, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| D218, LLC | Same as new owner | 072 04 220 00 |
| | (NAME) | |
| 1310 Sixth Avenue North | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we VLA, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto D218, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE MAP OF DR. E. T. BROWN'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO VLA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM JUANITA BRATCHER, OF RECORD BY INSTRUMENT NO. 20071030-0127841, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

THIS CONVEYANCE IS SUBJECT TO MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 91, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND TO ZONING AND SUBDIVISION REGULATIONS OF THE APPROPRIATE GOVERNMENT BODY.

unimproved ( )
This is improved (X) property, known as 1542 Straightway Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hand(s) this 19th day of April, 2013.

**WARRANTY DEED**
(Continued)

VLA, LLC

BY: L. Hollis Bratcher manager
L. Hollis Bratcher, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared L. Hollis Bratcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be a Manager of VLA, LLC, a Tennessee Limited Liability Company, and that in such capacity, being authorized so to do, executed the the foregoing Warranty Deedt for the purposes therein contained, on behalf of the said VLA, LLC.

Witness my hand and official seal, at office, on this the 19th day of April, 2013.

Mary Birthright
Notary Public

My commission expires: 11-3-15

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072