BILL GARRETT, Davidson County
Trans:T20130033544 DEEDWARR
Recvd: 04/24/13 10:40 2 pgs
Fees:13.00 Taxes:286.75

20130424-0040623

26b

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{D218, LLC, a Tennessee	{ New Owner	} 14398 }
{limited liability company	{	} Map and Parcel }
{1310 Sixth Avenue North	{	}072-14-0 209.00 }
{Nashville, TN 37208	{	} }

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner }
{Avenue, Suite 201, Nashville, Tennessee 37205. }

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mark Hughes** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **D218, LLC, a Tennessee limited liability company** (The "Grantee"), its successors and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 10 on the Plan of E.T. Brown's Subdivision of Lots 21 to 26 inclusive, Brownsville Addition as of record in Book 332, page 91, Register's Office, Davidson County, Tennessee. Said Lot No. 10 fronts 50 feet on the southerly side of straightway Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Mark Hughes by Substitute Trustee's Deed from Ashley S. Rudy, Substitute Trustee, record in Instrument Number 20110513-0036767, said Register's Office for Davidson County, Tennessee.

This subject real property is commonly known as 1516 Straightway Avenue, Nashville, Tennessee 37206.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $77,500.00.

Affiant

Subscribed and sworn to before me this 22nd day of April, 2013.

Notary Public

My Commission Expires: 1-24-15

VICKY W. MCMILLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interests thereto belonging to the said Grantee, it's successors and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of April, 2013.

Mark Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mark Hughes with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of April, 2013.

Notary Public

My Commission Expires: _____

DAVIDSON COUNTY, TN

My Commission Expires MAY 6, 2013