BILL GARRETT, Davidson County
Trans:T20130035559 DEEDWARR
Recvd: 04/30/13 13:32 2 pgs
Fees:13.00 Taxes:93.63
20130430-0043065

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130021

WARRANTY DEED

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,306.01.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2013.

NOTARY PUBLIC

My commission expires: 7-7-2014

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 1310 6th Avenue North Nashville, TN 37208	Same as new owner	07206036800

FOR AND IN CONSIDERATION of the sum of Twenty Five Thousand Three Hundred Six and 01/100 Dollars ($25,306.01), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **S.S. FOUCHE, TRUSTEE OF THE KELLER BENEFICIAL TRUST**, 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 Lot #2 on the Re-Subdivision of Lot 7 Keller's Subdivision Maxey Home Place, of record in Book 5190, Page 678, Register's Office for Davidson county, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to SS. Fouche, Trustee of the Keller Beneficial Trust, by Warranty Deed from Bryant T. Chan and wife, Jennifer S. Sam, dated 2/14/2008, recorded 2/19/2008, of record in Instrument No. 20080219-0015775, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1205 Keller Avenue, Nashville, TN 37216.

This conveyance is made subject to the following: (1) all matters appearing on the Plat of record in Plat Book 5190, page 678, in the Register's Office for Davidson County, Tennessee; (2) Sewer and Drainage Easement to Metro Water of record in Book 4218, page 507, in the Register's Office for Davidson County, Tennessee; and (3) 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 it is lawfully seized and possessed of said real estate; that it has 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 THE EXECUTION HEREOF this 25th day of APril, 2013.

S.S. Fouche, Trustee

S.S. Fouche, Trustee of the Keller Beneficial Trust

State of TENNESSEE

County of DAVIDSON

On this 25th day of April, 2013 , before me the undersigned authority, personally appeared S.S. Fouche, Trustee of the Keller Beneficial Trust , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Diane K. Mann
Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $25,306.01

Affiant

Sworn and subscribed before me this the 25th day of April, 2013

Notary Public

My Commission Expires: _____