BOX #14

WARRANTY DEED	State of Tennessee) G#24980-2 County of Davidson)
BILL GARRETT, Davidson County Trans:T20130041579 DEEDWARR Recvd: 05/20/13 08:27 2 pgs Fees:13.00 Taxes:122.10 20130520-0050295	The actual consideration or value, whichever is greater, for this transfer is **$33,000.00.** Kathy Goodson Affiant Subscribed and sworn to before me, this the 17th day of May, 2013. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
D218, LLC	**"New Owner"**	**09008005800**
1310 6th Avenue North		
Nashville, TN 37208-2604		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Lee Bibee and Terri Lavender, as Devisees under the Last Will and Testament of Evelyn Elvena Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

D218, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A 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. 49 and part of a re-subdivision of Tract 47, of the original West Nashville Annex Subdivision, as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.

SAID Lot No. 49 is also a part of Tract 47 of the Original Subdivision and is the lot next adjoining Lot 48 of said re-subdivision and also fronts 50 feet on Annex Avenue and runs back in an easterly direction 167.5 feet between parallel lines to same 15 foot alley in the rear, according to plan of West Nashville Annex Re-Subdivision recorded in Book 332, Page 24, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Burley B. Johnson, by Warranty Deed dated August 26, 1916, from L. H. Dupont, Trustee, of record in Book 518, Page 447, Register's Office for Davidson County, Tennessee. And further conveyed to Burley Johnson, as to a life estate, with remainder to Evelyn E. Johnson, by Warranty Deed dated May 8th, 1967, from Burley Johnson, of record in Book 4142, Page 57, said Register's Office. The said Burley Johnson died in 1974 and fee simple title vested in Evelyn E. Johnson. The said Evelyn E. Johnson died January 3, 2013, leaving a Last Will and Testament (the "Will") dated July 17, 2008, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 13P-743. A copy of said Will is recorded as Instrument No. 20130520-0050294, said Register's Office. Pursuant to the provisions of the said Will, the property was devised to David Lee Bibee and Terri Lavender.

THE said Burley B. Johnson and Burley Johnson being one and the same person. The said Evelyn E. Johnson and Evelyn Elvena Johnson being one and the same person

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plans of record in Book 332, Page 11, and in Book 332, Page 24, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: **660 Annex Avenue, Nashville, TN 37209**.

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 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 **17th** day of **May, 2013.**

David Lee Bibee, as Devisee under the Last Will and Testament of Evelyn Elvena Johnson

Terri Lavender, as Devisee under the Last Will and Testament of Evelyn Elvena Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Lee Bibee, as Devisee under the Last Will and Testament of Evelyn Elvena Johnson,** the within named seller, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **May, 2013.**

My Commission Expires: 2/13/17

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Terri Lavender, as Devisee under the Last Will and Testament of Evelyn Elvena Johnson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **May, 2013.**

My Commission Expires: 2/13/17

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY