RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133109

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130042748 DEEDWARR
Recvd: 05/22/13 11:40 2 pgs
Fees:13.00 Taxes:259.00
20130522-0051677

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2013.

NOTARY PUBLIC

My commission expires: 11-3-15

BROOKE S. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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	08203005400

FOR AND IN CONSIDERATION of the sum of Seventy Thousand and 00/100 Dollars ($70,000.00), 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, **JUANITA BRATCHER AND SPOUSE, L. HOLLIS BRATCHER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **D218, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs 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 No. 89 on the plan of C.F. Sharpe & W.L. Horn's 2nd Subdivision of Lindsley Property, of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 89 fronts 50 feet on the easterly margin of Joseph Street and extends back between parallel lines 145 feet to an alley in the rear.

Being the same property conveyed to Juanita Bratcher and spouse, L. Hollis Bratcher, by Quitclaim Deed from Juanita Bratcher, Trustee of the 1015 Joseph Revocable Trust, dated 5-13-13, recorded 5-22-13, of record in Instrument No. 20130522005167 6, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1015 Joseph Avenue, Nashville, TN 37207.

This conveyance is made subject to all matters as shown on the Plat of Record in Book 161, page 53, 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(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) 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(s).

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(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of May, 2013.

JUANITA BRATCHER

L. HOLLIS BRATCHER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Juanita Bratcher and L. Hollis Bratcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of May, 2013.

Notary Public

MARY BIRTHRIGHT
Printed Notary Name

My commission expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY