RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130031B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045725 DEEDWARR
Recvd: 06/03/13 09:45 2 pgs
Fees:13.00 Taxes:129.50
20130603-0055432

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2013.

NOTARY PUBLIC

My commission expires: 9/25/14

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 9-29-20

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
D219, LLC 1310 6th Avenue North Nashville, TN 37208	Same as new Owner	07115002400

FOR AND IN CONSIDERATION of the sum of Thirty Five Thousand and 00/100 Dollars ($35,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BRIAN ELLWOOD**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **D219, 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:

Being Lot No. 74 on the plan of Eastmoreland Place of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Ellwood, by Warranty Deed from Billie Byrd, a single person, dated 5-30-13, recorded 6-3-13, of record in Instrument No. 20130603-0055431, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 142 Marie Street, Nashville, TN 37207.

This conveyance is made subject to all matters as shown on the Plat of record in Book 161, page 170, in the 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, its successors and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he 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 binds himself, his successors 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 MY/OUR HANDS, this the 30th day of May, 2013.

BRIAN ELLWOOD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Brian Ellwood, 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 30th day of May, 2013.

Notary Public

Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014