RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20130049686 DEEDWARR
Recvd: 06/13/13 09:55 2 pgs
Fees:13.00 Taxes:397.75
20130613-0060298

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 107,500.00

Affiant

Subscribed and sworn to before me, this 05th day of June, 2013.

Notary Public

My commission expires: 1/6/2015

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
D219, LLC	**D219, LLC**	**07216019700**
1310 6th AVENUE NORTH	**1310 6th AVENUE NORTH**	
NASHVILLE, TN 37208	**NASHVILLE, TN 37208**	

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

ANGEL CHANDLER, unmarried

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

D219, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 53 on the Map of Porter Heights Subdivision, Part Two, as of record in Book 1424, page 79, Register's Office for said County.

Said Lot No. 53 fronts 80 feet on the easterly side of Wayne Drive and runs back between parallel lines 161.3 feet to a dead line.

BEING THE SAME PROPERTY CONVEYED TO ANGEL CHANDLER BY QUITCLAIM DEED FROM KENNETH E PRATER, WIDOWER DATED 05/07/13 AND RECORDED ON 05/07/13 IN INSTRUMENT NO. 20130507-0046155, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(1) all matters on as shown on the Plat of Record in Plat Book 1424, Page 79, Register's Office of Davidson County, Tennessee; (2) any and all applicable governmental and/or zoning regulations; and (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved (X) unimproved ( ) property known as 1515 WAYNE DRIVE, NASHVILLE, TN 37206.

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, their heirs and assigns forever; and we do covenant with 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 in 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 ~~14th~~ 5th day of June, 2013.

ANGEL CHANDLER

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, a Notary Public of said County and State, ANGEL CHANDLER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~14th~~ 5th day of June, 2013.

Notary Public

My Commission Expires: 1/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY