BILL GARRETT, Davidson County
Trans: T20130049868 DEEDWARR
Recvd: 06/13/13 13:27 2 pgs
Fees: 13.00 Taxes: 469.90
20130613-0060532

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130027A

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 $127,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 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 address as new owner	07206035800

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Seven Thousand and 00/100 Dollars ($127,000.00), 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, **TAMSLMA, a California unincorporated entity,** 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, 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 No. 2 on the Plan of Knestrick Subdivision, of record in Book 6050, page 253, 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 TAMSLMA, a California Unincorporated Association, by Warranty Deed from JB Warner Properties, LLC, a Tennessee Limited Liability Company, dated 5/13/2013, recorded _____, of record in Instrument No. 20130613-0060531, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JB Warner Properties, LLC, by Warranty Deed from Borey Chan, married, dated 11/7/2007, recorded 11/9/2007, of record in Instrument No. 20071109-0132418, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1208 Keller Avenue, Nashville, TN 37216.

This conveyance is made subject to (1) all matters as shown on the Plat of record in Book 6050, page 253, Register's Office for Davidson County, Tennessee, (2) Agreement for Dedication of Easement of record in Book 4218, page 507, in the Register's Office for Davidson County, Tennessee, and (3) 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 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.

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 MY/OUR HANDS, this the 10th day of May, 2013.

TAMSLMA

By: PHIL BAUMGART
Its: Treasurer

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 13 day of May, 2013, before me, appeared Phil Baumgart, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is Treasurer of TAMSLMA, and that said instrument was signed in behalf of said TAMSLMA, and said officer acknowledged said instrument to be the free act of deed of said TAMSLMA.

WITNESS my hand and seal, this the 13 day of May, 2013.

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Printed Notary Name

My commission expires: 12/23/2014