BILL GARRETT, Davidson County
Trans:T20130050161 DEEDWARR
Recvd: 06/14/13 09:49 2 pgs
Fees:13.00 Taxes:370.00

20130614-0060917

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130035

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of Dec, 2013. NOTARY PUBLIC My commission expires: 11-3-15

BROOKE SMITH
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
D219, LLC 1310 6th Avenue North Nashville, TN 37208	Same address as new owner	083130112.01

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand and 00/100 Dollars ($100,000.00), 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, **SARA BEATRIZ PEREZ, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **D219, 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:

Being the south 94.9 feet of the east 46 feet of Lot No. 106 on the Plan of East Edgefield, of record in Book 21, Page 147, said Register's Office.

Said part of said Lot fronts 46 feet on the south side of Lillian Street and runs back between parallel lines 94.9 feet to a dead line in the rear.

Being part of the same property conveyed to Sara Beatriz Perez, an unmarried woman, by Quitclaim Deed from Stephen Daniel Poland, an unmarried man, dated 1/2/2007, recorded 3/15/2007, of record in Instrument No. 20070315-0031627, in the Register's Office for Davidson County, Tennessee.

This is unimproved property more commonly known as 0 Lillian Street, Nashville, TN 37206.

This conveyance is made subject to all matters as shown on the Plat of record in Plat Book 21, page 146, 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(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she 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 covenants and binds herself, her 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 11th day of June, 2013.

SARA BEATRIZ PEREZ

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Sara Beatriz Perez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of June, 2013.

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

Notary Public

Printed Notary Name

My commission expires: _____