RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133262

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20130053188 DEEDWARR
Recvd: 06/24/13 11:07 2 pgs
Fees:13.00 Taxes:799.20
20130624-0064410

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 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, a Tennessee Limited Liability Company<br>1310 6th Avenue North<br>Nashville, TN 37208 | Same address as new owner | 82-07-172.00 |

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixteen Thousand and 00/100 Dollars ($216,000.00), 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, **AMANDA DRAKE, A MARRIED WOMAN,** hereinafter called the Grantor, 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, 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. 32 on the Map of East Nashville Real Estate Company's Plan, of record in Book 57, Page 11, Register's Office for said County.

Said Lot No. 32 fronts 60 feet on the northerly side of Hancock Street and runs back between parallel lines along the easterly margin of Meridian Street, 176 feet to an alley.

Being the same property conveyed to Amanda Drake, by Quitclaim Deed from Jeannine Drake Sloss, dated 5/22/2006, recorded 5/22/2006, of record in Instrument No. 20060522-0059679, and by Quitclaim Deed from Jeannine Drake Sloss, dated 5/22/2006, recorded 5/24/2006, in Instrument No. 20060524-0060845, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 301 Hancock Street, Nashville, TN 37207.

This conveyance is made subject to all matters as shown on the Plat of record in Book 57, page 11, 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 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.

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, its successors and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any marital, homestead or dower interest as contemplated by Tennessee Law.

WITNESS MY/OUR HANDS, this the 21st day of June, 2013.

**AMANDA DRAKE**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal, this the 21st day of June, 2013.

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY