BILL GARRETT, Davidson County
Trans:T20130057287 DEEDWARR
Recvd: 07/05/13 10:25 2 pgs
Fees:13.00 Taxes:92.13
20130705-0069613

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130045

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,900.00.

M. Menke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2013.

Leslie Garside
NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

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	07115003100

FOR AND IN CONSIDERATION of the sum of Twenty Four Thousand Nine Hundred and 00/100 Dollars ($24,900.00), 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, **LEON DEMONBREUN, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 59 on the map of Eastmoreland Place, as of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee. Said Lot No. 59 fronts 50 feet on the northerly side of Lucile Street and runs back between parallel lines with westerly margin of an alley, 135 feet to an alley in the rear.

Being the same property conveyed to Leon Demonbreun, by Warranty Deed from Ann B. Walters, dated 7/5/1994, recorded 7/14/1994, of record in Book 9407, page 378, in the Register's Office for Davidson County, Tennessee.

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 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 himself, his 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 was not a marital residence and as such is not subject to any homestead, marital or dower interest as contemplated by Tennessee law.

WITNESS MY/OUR HANDS, this the 28th day of June, 2013.

LEON DEMONBREUN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Leon Demonbreun, 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 28th 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