BILL GARRETT, Davidson County
Trans:T20130059577 DEEDWARR
Recvd: 07/12/13 13:13 2 pgs
Fees:13.00 Taxes:444.00
20130712-0072337

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1423

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
D219, LLC 521 8th Avenue N. #103 Nashville, TN 37203	New Owner	82-3-441.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **June L. Haskins, an unmarried individual and Deborah Spencer, an unmarried individual ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **D219, LLC, a Tennessee limited liability company ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 11 and 12 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lots front 31 feet each on the Easterly side of North 4th Street, now Lischey Avenue, and run back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Dorothy A. Haskins by Warranty Deed from The Westwood Company, a partnership composed of James B. Nolen, Winston C. Hickman and Ernest D. Taylor, dated August 6, 1979, recorded August 16, 1979, of record in Book 5482, page 817, Register's Office for Davidson County, Tennessee. Dorothy A. Haskins having since died on February 7, 2012. By Order of Probate and Muniment of Title filed in The Davidson County Probate Court under File No. 13P364, property now being vested in Deborah Spencer and June L. Haskins.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) All matters as shown in Plat Book 421, page 12, Register's Office for Davidson County, TN; (3) to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property located at: **1113 Lischey Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **9th** day of **July, 2013.**

GRANTOR(S)

June L. Haskins

Deborah Spencer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **June L. Haskins and Deborah Spencer** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **9th** day of **July, 2013.**

Notary Public

My Commission Expires: 12-03-13

