RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130055

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130061334 DEEDWARR
Recvd: 07/18/13 13:00 2 pgs
Fees:13.00 Taxes:296.00
20130718-0074439

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2013.

NOTARY PUBLIC

My commission expires: 11-3-15

BROOKE SM... STATE OF TENN... NOTARY PUBLIC ... 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
D220, LLC 521 8th Avenue North, Ste. 103 Nashville, TN 37203	Same address as new owner	08303003700

FOR AND IN CONSIDERATION of the sum of Eighty Thousand and 00/100 Dollars ($80,000.00), 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, **RALPH EDWARDS, MARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **D220, 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. 17 on the plan of R.T. Creighton Subdivision of Lots 42 & 43 Brownsville, of record in Book 332, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the southerly margin of Creighton Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Ralph Edwards, by Warranty Deed from Brian Hays, unmarried, dated 5/16/2000, recorded 5/18/2000, of record in Instrument No. 20000518-0049800, in the Register's Office for County, Tennessee.

This is improved property more commonly known as 120 B Creighton Avenue, Nashville, TN 37206.

This conveyance is made subject to (1) all matters as shown on the Plat of record in Book 332, page 18, (2) Sewer easement of record in Book 4026, page 603, both 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 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(s).

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(s), their heirs 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, dower or other marital interest as contemplated by Tennessee Law.

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

Ralph Edwards

RALPH EDWARDS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal, this the 10th day of July, 2013.

Leslie Garside

Notary Public

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Leslie Garside

Printed Notary Name

My commission expires: 12/23/2014