BILL GARRETT, Davidson County
Trans: T20130064523 DEEDWARR
Recvd: 07/29/13 12:52 2 pgs
Fees: 13.00 Taxes: 92.50

20130729-0078558

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130056

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of July, 2013. 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:
D222, LLC 521 8th Avenue South Ste. 103 Nashville, TN 37203	Same address as new owner	07111011600

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND and 00/100 Dollars ($25,000.00), 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, **VERDA H. ALLEN, WIDOWED,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **D222, 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 the East one-half (1/2) of Lot No. 44 on the map of Trinity Heights Addition, as of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the North side of Marshall Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Joe D. Allen and wife, Verda H. Allen, by Quitclaim Deed from Brandywine Builders, Inc., dated 10/13/2010, recorded 10/14/2010, of record in Instrument No. 20101014-0082317, in the Register's Office for Davidson County, Tennessee. Joe D. Allen, being deceased as of 2/03/2011, is survived by his wife, Verda H. Allen, the surviving tenant by the entirety.

This is UNIMPROVED property more commonly known as 315 Marshall Street, Nashville, TN 37207.

This conveyance is made subject to all matters as shown on the Plat of record in Plat Book 161, page 38, 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 they are lawfully seized and possessed of said real estate; that they 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 covenant and bind themselves, their 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.

WITNESS MY/OUR HANDS, this the 25th day of July, 2013.

Verda H. Allen

VERDA H. ALLEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Verda H. Allen, 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 25th 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