RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

File # 01451-1709

WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

BILL GARRETT, Davidson County
Trans:T20130064919 DEEDWARR
Recvd: 07/30/13 10:40 2 pgs
Fees:13.00 Taxes:314.50

20130730-0079058

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D220, LLC	SAME	
(NAME)	(NAME)	
521 8th Avenue South, Suite 103		09401005700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Matthew Bosworth , now known as Jennifer Willow Bennett**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **D220, LLC**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Payne, Blakemore and Cummings Addition to East Nashville as of record in Plat Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew Bosworth by Deed from Peter J. Richards, unmarried, dated 08/28/2003 and filed for record on 09/02/2003 in Instrument 20030902012661 7, Register's Office for Davidson County, Tennessee. The said Matthew Bosworth is now known as Jennifer Willow Bennett pursuant to the Order of the Chancery Court for Davidson County, entered on 4/2/2012 in File No. 12-501-II.

This conveyance is subject to: All matters as set forth per Plat Book 57, Page 70, Register's Office for Davidson County..

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions.

unimproved ☐

This is improved X property, known as 606 S 12th Street, Nashville, TN 37206-3010
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S),

their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of July, 2013.

Jennifer Willow Bennett

Jennifer Willow Bennett

State of Tennessee
County of Rutherford

Personally appeared before me Jennifer Willow Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of July, 2013.

Carol M Holmes

Notary Public Carol M Holmes
My Commission Expires: 5/23/16

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