BILL GARRETT, Davidson County
Trans:T20130081787 DEEDWARR
Recvd: 09/20/13 12:40 2 pgs
Fees:13.00 Taxes:166.50

20130920-0099363

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130069

WARRANTY DEED

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

M. Menke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of September 2013.

Leslie Garside
NOTARY PUBLIC

My commission expires: 12/23/2014

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 Ave. South, Ste. 103 Nashville, TN 37203	Same address as new owner	094010280.00

FOR AND IN CONSIDERATION of the sum of Forty Five Thousand and 00/100 Dollars ($45,000.00), 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, **DAVID D. STEPLETON, UNMARRIED,** hereinafter called the Grantor, has 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:

Described land in Davidson County, Tennessee, being part of Lot No. 415, on the plan of Edgefield Land Company's 4th Subdivision, as shown on plat of record in Book 57, Page 153, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Said part of said Lot No. 415 fronts 50 feet on the easterly margin of South 14th Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to David D. Stepleton, unmarried, by Warranty Deed from W.T. Clinard and wife, Jessie Clinard, dated 7/19/1995, recorded 8/9/1995, of record in Book 9756, page 625, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 605 S. 14th Street, Nashville, TN 37206.

This conveyance is made subject to: (1) All matters as shown on the Plat of record in Plat Book 57, page 153, in the Register's Office for Davidson County, Tennessee (2) Easement of record in Book 5642, page 313, said Register's Office, and (3) to the zoning and subdivision regulations of the appropriate governmental body.

DDS

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 2012 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.

WITNESS MY/OUR HANDS, this the 29th day of August, 2013.

DD Stepleton

DAVID D. STEPLETON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, David D. Stepleton, 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 29th day of August, 2013.

Charla K. Nash

Notary Public

Charla K. Nash

Printed Notary Name

My commission expires: 06/16/2019

Decatur County, Indiana