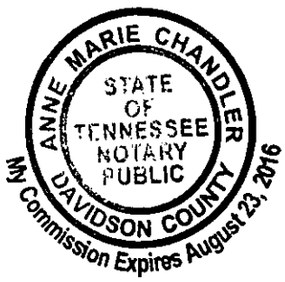
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,950.00.

Carmen Coates
Affiant

Subscribed and sworn to before me, this the ___ day of October, 2013.

Notary Public

My commission expires:

BILL GARRETT, Davidson County
Trans:T20130085814 DEEDWARR
Recvd: 10/03/13 16:09 2 pgs
Fees:13.00 Taxes:318.02

20131003-0104202

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
D223, LLC	New Owner	
521 8th Avenue S., Ste. 103		094-01-0-237.00
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN DONELSON, IV, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D223, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Map/Parcel 094.01.237.00 - Also known as Zero S. 14th Street

Land in Davidson County, Tennessee, being Lot No. 125 in Payne, Blakemore & Cummins Addition to East Nashville, a plat of which is of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 50 feet on the west side of South 14th Street and runs back between parallel lines and with the southerly margin of Sevier Street, 153 feet to an alley.

Being a part of the same property conveyed to John Donelson, IV, an unmarried man by Deed from Sandra L. Simmons, a married woman of record at Instrument No. 20130927-0101573, Register's Office for Davidson County, Tennessee, dated September 26, 2013 and recorded on September 27, 2013.

Being the same property conveyed to Sandra L. Simmons by Deed from Tommy L. Simmons of record at Instrument No. 20110512-0036680, Register's Office for Davidson County, Tennessee, dated May 11, 2011 recorded on May 12, 2011. Scrivener's Affidavit recorded as Instrument No. 20110623-0048095, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Tommy L. Simmons and wife, Sandra L. Simmons by Deed from B.B. Doubleday, Jr. of record at Book 7594, Page 220, Register's Office for Davidson County, Tennessee, dated July 7th, 1988 recorded on July 8, 1988.

This conveyance is made subject to: (1) Plat of record in Plat Book 57, page 70, in the Register's Office for Davidson County, Tennessee, (2) Easement of Record in Instrument No. 20040505-0051408, said Register's Office, (3) to the zoning and

subdivision regulations of the appropriate governmental body, and (4) subsequent years' taxes, a lien not yet due and payable.

This is unimproved property known as 0 S. 14th Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of September, 2013.

John Donelson, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Donelson, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2013.

Notary Public

My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016