WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D223, LLC, a Tennessee Limited Liability Company	D223, LLC, a Tennessee Limited Liability Company	08304011000
(NAME)	(NAME)	
521 8th Avenue South Suite 103	521 8th Avenue South Suite 103	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Timothy H. Ashburn and wife Toni L. Ashburn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D223, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 1 on the Plan of Porter Heights, Section 5, as of record in Book 2083, Page 81, Register's Office for Davidson County, Tennessee, said lot being further described according to said plans as follows:

Beginning at a point in the westerly margin of Harwood Drive, said point being the common corner of Lots Nos. 1 and 2; thence westerly and along the dividing line between Lots Nos. 1 and 2, 200 feet; thence in a northerly direction and along the westerly margin of said subdivision 82.45 feet to a concrete monument in the southerly margin of McKennell Drive; thence along the margin of McKennell Drive and in an easterly direction 174.3 feet to a concrete monument at the beginning of a curve; thence southeasterly and around said curve, having a radius of 25 feet, 40.1 feet to a concrete monument in the westerly margin of Harwood Drive; thence along the margin of Harwood Drive and in a southerly direction 56.85 feet to the point of beginning.

Being the same property conveyed to Timothy H Ashburn and wife Toni L Ashburn, by deed of record in Instrument No. 20030421-0051690, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
1) Plan of record in Book 2083, Page 81; 2) Restrictive covenants of record in Book 2199, Page 517; 3) Zoning regulations of the appropriate government body.

unimproved ☐

This is improved ☒ property, known as 1322 Harwood Drive, Nashville, TN 37206

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20130088049 DEEDWARR
Recvd: 10/11/13 10:49 2 pgs
Fees:13.00 Taxes:407.00

20131011-0106749

Witness our hands this 10th day of October, 2013.

Timothy H. Ashburn

Toni L. Ashburn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy H. Ashburn and Toni L. Ashburn, 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 official seal at Franklin, Tennessee this 10th day of October, 2013.

Commission expires:

Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County