PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130091024 DEEDWARR
Recvd: 10/23/13 10:46 2 pgs
Fees:13.00 Taxes:804.75
20131023-0110405

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52977
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
D223, LLC 521 8th Ave. South, Suite 103 Nashville, TN 37203	New Owner

TAX MAP-PARCEL NUMBERS: 072-14-0-007.00; 091-02-131; and 071-15-0-036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$217,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eldon R. Spraker aka Eldon R. Spraker, III, unmarried,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **D223, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I: (1113 Cahal Avenue, Nashville, TN 37206; Map & Parcel No. 072-14-0-007.00)

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of E. T. Brown's Subdivision of Lot No. 1, of the Cahal Lands of record in Book 332, page 84, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eldon R. Spraker, a single person by Special Warranty Deed from JPMorgan Chase Bank of record in Instrument No. 20040209-0015024, Register's Office for Davidson County, Tennessee.

Tract II (6111 Pennsylvania Avenue Nashville, TN 37209, Map & Parcel No. 091-02-0-131.00)

Land in Davidson County, Tennessee, being Lot No. 12 in the Subdivision of Cherokee Park, of record in Book 161, page 75, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eldon R. Spraker, III, a single person by Warranty Deed from Dwain Mitchell, unmarried, of record in Instrument No. 20020529-0064924, Register's Office for Davidson County, Tennessee.

Tract III (215 Lucile St., TN 37207, Map & Parcel No. 071-15-0-036.00)

Land in Davidson County, Tennessee, being Lot No. 64 on the Map of Eastmoreland Place, of record in Book 161, page 170, Register's Office for said County.

Said Lot No. 64 fronts 40 feet on the northerly side of Lucile Avenue and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to Eldon R. Spraker, III, a single person, by Quitclaim Deed from T's Properties, LLC, of record in Instrument No. 20070226-0023102, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all matters as shown on the Plat of record in Plat Book 161, Page 170, Register's Office for Davidson County, Tennessee,; (2) all matters as shown on the Plat of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee; (3) all matters shown on the Plat of record in Plat Book 332, Page 84, Register's Office for Davidson County, Tennessee, and (4) to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1113 Cahal Avenue, Nashville, TN 37206; 6111 Pennsylvania Ave., Nashville, TN 37209; and 215 Lucile St. Nashville, TN 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of October, 2013.

Eldon R. Spraker, aka Eldon R. Spraker, III

AKA Eldon R Spraker III

State of TENNESSEE
County of DAVIDSON

On this 17th day of October, 2013 , before me the undersigned authority, personally appeared Eldon R. Spraker, aka Eldon R. Spraker, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires: _____

Notary

State of TENNESSEE
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $217,500.00

Affiant

Sworn and subscribed before me this the 17 day of October, 2013

SHAMEKA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires January 11, 2017

My Commission Expires: 1/11/17

Notary Public

Wldoc: Deed Wty—12/92