RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130093

BILL GARRETT, Davidson County
Trans:T20130092185 DEEDWARR
Recvd: 10/28/13 11:27 2 pgs
Fees:13.00 Taxes:222.00
20131028-0111810

WARRANTY DEED

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2013.

NOTARY PUBLIC

My commission expires: 11-3-15

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D223, LLC 521 8th Avenue S., Ste. 103 Nashville, TN 37203	Same address as new owner	072150061.00

FOR AND IN CONSIDERATION of the sum of Sixty Thousand and 00/100 Dollars ($60,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MACK R. RHEA, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **D223, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its succssors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 in Burns Subdivision of Maxey's Addition to Brownsville in the 11th District, a plan of said addition is of record in Book 161, Page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 50 feet on the east side of Burns Avenue and extends back 150 feet to an alley in the rear.

Being the same property conveyed to Mack Rhea, by Quitclaim Deed from James S. Sweeney, Sr., dated 2/18/2004, recorded 2/19/2004, of record in Instrument No. 20040219-0019171, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 2119 Burns Street, Nashville, TN 37207.

This conveyance is made subject to all matters as shown on the Plat of record in Plat Book 161, page 98, in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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 has a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant 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.

This property was not a marital residence, and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

WITNESS MY/OUR HANDS, this the 25th day of October, 2013.

MACK R. RHEA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Mack R Rhea, 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 seal, this the 25th day of October, 2013.

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 11-3-15