BILL GARRETT, Davidson County
Trans:T20130094728 DEEDWARR
Recvd: 11/06/13 09:26 2 pgs
Fees:13.00 Taxes:83.25

20131106-0115005

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130092

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER IS~~ $22,500.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZER RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

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 Ave. South, Ste. 103 Nashville, TN 37203	Same address as new owner	07215005900

FOR AND IN CONSIDERATION of the sum of Twenty Two Thousand Five Hundred and 00/100 Dollars ($22,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ERIC L MCDONALD AND WIFE, KIMBERLY MCDONALD**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **D223, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, their heirs 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. 45 in Burns Subdivision of Maxey's Addition to Brownsville, in the old 18th Civil District of Davidson County, Tennessee, a plan of which is recorded in Book 161, Page 98, Register's Office for said county.

Said Lot No. 45 fronts 50 feet on the easterly side of Burns Avenue and extends back easterly between parallel lines 150 feet to an alley.

Being the same property conveyed to Eric L. McDonald and wife, Kimberly McDonald, by Warranty Deed from Evie Jewell Kirby, a widow, dated 3/2/2007, recorded 3/2/2007, of record in Instrument No. 20070302-0026040, in the Register's Office for Davidson County, Tennessee.

This is ___improved ✓ unimproved property more commonly known as 2123 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 they are lawfully seized and possessed of said real estate; that they have 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 bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the ~~25th~~ 23rd day of October, 2013.

Eric L McDonald
ERIC L MCDONALD

Kimberly M McDonald
KIMBERLY MCDONALD

STATE OF North Carolina

COUNTY OF Mecklenburg

Personally appeared before me, a Notary Public, Eric L McDonald and Kimberly McDonald, 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~~ 23rd day of October, 2013.

Daniel C Gleason
Notary Public

My commission expires: Oct 1, 2016

DANIEL C GLEASON
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Oct. 1, 2016