RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130095

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130097477 DEEDWARR
Recvd: 11/15/13 10:47 2 pgs
Fees:13.00 Taxes:74.00
20131115-0118279

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2013.

NOTARY PUBLIC

My commission expires: 11-3-15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37

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	072110256.00

FOR AND IN CONSIDERATION of the sum of Twenty Thousand and 00/100 Dollars ($20,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANNA FREDERICK RINGEMANN AND ANDREW B. GIBSON, JR. EXECUTORS OF THE ESTATE OF JAMES D. STEVENS**, 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, its successors 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. 9 in the W.J. Myers Subdivision of part of Maxie's Addition to Nashville, a plat of which the subdivision is of record in Book 332, Page 66, Register's Office for said county.

Said Lot No. 9 fronts 50 feet on the westerly side of Burns Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jim Stevens, a single man, by Warranty Deed from Lee W. Baker and wife, Rachel P. Baker, dated 3/2/1968, recorded 3/25/1968, of record in Book 4221, page 891, in the Register's Office for Davidson County, Tennessee. The said Jim Stevens (a.k.a. James D. Stevens) having since died testate on June 5, 2008 and his estate administered in Davidson County, Tennessee, Docket No. 08P-927, Probate Court of Davidson County, Tennessee, whereby ANDREW B. GIBSON, JR. and ANNA FREDERICK RINGEMANN were appointed as co-executors of said estate and are authorized to sell said property pursuant to the Last Will and Testament of James D. Stevens.

This is unimproved property more commonly known as 0 Burns Street, Nashville, TN 37206

This conveyance is made subject to all matters as shown on the Plat of record in Plat Book 332, page 66, 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, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of November, 2013.

Anna Frederick Ringemann

ANNA FREDERICK RINGEMANN, CO-EXECUTOR

ANDREW B. GIBSON, JR., CO-EXECUTOR

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 7 day of November, 2013, before me, appeared Anna Frederick Ringemann and Andrew B. Gibson, Jr., to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are the co-executors of the Estate of James D. Stevens, and that said instrument was signed in behalf of said Estate, and said executors acknowledged said instrument to be the free act of deed of said Estate.

WITNESS my hand and seal, this the 7 day of November, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside

Notary Public

My commission expires: 12/23/2014