RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130103

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2013. NOTARY PUBLIC My commission expires: 9/29/14

BILL GARRETT, Davidson County
Trans:T20130101360 DEEDWARR
Recvd: 12/03/13 11:07 2 pgs
Fees:13.00 Taxes:181.30
20131203-0122956

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

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

ADDRESS NEW OWNER: D224, LLC 521 8th Ave. South, Ste. 103 Nashville, TN 37203	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 07211000300

FOR AND IN CONSIDERATION of the sum of Forty Nine Thousand and 00/100 Dollars ($49,000.00), 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, **CHERYL BRYANT AND ARVIS GOOCH, EXECUTORS OF THE ESTATE OF DAPHNE PRATT DIXON**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **D224, 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 the 11th, formerly the 18th Civil District of Davidson County, Tennessee, known as Lot "B" on the unrecorded Map of the Lands of James O. Malone, and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, July 3, 1954, as follows:

BEGINNING at a point on the easterly margin of Huffine Street, at the common corner of Lots "B" and "C", said point being 505 feet southwardly from the centerline of Maxey Lane or McGavock Pike; thence with the line between said Lots "B" and "C", South 75 degrees 59 minutes East 164.3 feet to a point; thence South 14 degrees 01 minutes West 75 feet to the corner of Lots "A" and "B", thence with the line between said lots, North 75 degrees 59 minutes West 164.3 feet to the easterly margin of Huffine Street; thence with the margin of said Street, North 14 degrees 01 minutes East 75 feet to the **BEGINNING.**

Being the same property as conveyed to ***Daphne Jeane Pratt a/k/a Daphne Jean Dixon*** by Warranty Deed of Assumption, from Melvin A. Ezell and wife, Alice A. Ezell, dated August 31, 1971, recorded September 1, 1971 in Book 4533, pages 845-846, Register's Office for Davidson County, Tennessee. The said Daphne Jeane Pratt a/k/a Daphne

Jean Dixon having since died testate on September 3, 2013 and her Will having been admitted for probate in the Seventh Circuit Court of Davidson County, Tennessee under Docket No. 13P-1585, Cheryl Bryant and Arvis Gooch were appointed Executors of her Estate with full power to sell.

This is improved property more commonly known as 1422 Huffine Street, Nashville, TN 37216.

This conveyance is made subject 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 22nd day of November, 2013.

THE ESTATE OF DAPHNE PRATT DIXON

Cheryl Bryant

CHERYL BRYANT, EXECUTOR

Arvis Gooch

ARVIS GOOCH, EXECUTOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22 day of November, 2013, before me, appeared Cheryl Bryant and Arvis Gooch, 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 Executors of the Estate of Daphne Pratt Dixon 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 22 day of November, 2013.

Leslie Garside

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

My commission expires: 12/23/2014