RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140000600 DEEDWARR
Recvd: 01/03/14 11:25 2 pgs
Fees:13.00 Taxes:1413.03
20140103-0000788

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2013.

NOTARY PUBLIC

My commission expires: March 8. 2016

BOX 50-B RETURN TO: CORP.

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 |
|---|---|---|
| Daniel Kris Wiatr, Trustee<br>3804 Baxter Avenue<br>Nashville, TN 37216 | New Owner | 061-150-300.00 |

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty One Thousand Nine Hundred and 00/100 Dollars ($381,900.00), 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, **D221, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL KRIS WIATR, TRUSTEE OF THE WAYLEE WILSON TRUST**, 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. 2 ON THE MAP OF THE SUBDIVISION OF 3804 BAXTER AVENUE OF RECORD IN INSTRUMENT NO. 20130610-0058751, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to D221, LLC, by Quitclaim Deed from Harlan Dodson, Trustee of the D218 Land Trust, dated 8/20/2013, recorded 8/20/2013, of record in Instrument No. 20130820-0087856, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 3804 Baxter Avenue, Nashville, TN 37216.

This conveyance is made subject to all matters as shown of record 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, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it 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 bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of December, 2013.

**D221, LLC**

**BY: JUSTIN HICKS, AUTHORIZED OFFICER**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 23rd day of December, 2013, before me, appeared Justin Hicks, 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 he is an Authorized Officer of D221, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said D221, LLC, and said officer acknowledged said instrument to be the free act of deed of said D221, LLC.

WITNESS my hand and seal, this the 23rd day of December, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Notary Public

My commission expires: 12/23/2014