RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130058

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014042 DEEDWARR
Recvd: 02/28/14 09:48 2 pgs
Fees:13.00 Taxes:1110.00
20140228-0017255

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2014.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

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
D225, LLC 521 8th Ave. South, Ste. 103 Nashville, TN 37203	Same address as new owner	060000041.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($300,000.00), 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, **DANNY EATON AND WIFE, MELANIE EATON**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **D225, 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 Fourth Councilmanic District of Davidson County, Tennessee, and being mare particularly described as follows:

Beginning at an iron pin, said point of beginning being the Southeast corner of this tract and also being the Southwest corner of Lot No. 1 on the plan of Maple Manor Motel Inc., property of record in Book 9700, Page 668, Register's Office for Davidson County, Tennessee; thence leaving the said Maple Manor and with the line of Pine Ridge, Sections 2 through 4, N 88 deg. 17 min. 18 sec. W, 1930.42 feet to an existing iron pin; thence leaving Pine Ridge and with the center of a rock wall N 02 deg. 19 min. 52 sec. E, 400 feet more or less to a point; thence with the line of Hillhurst Acres, Section 5 of record in Book 2854, Page 42, Register's Office for Davidson County, Tennessee, S 87deg. 07 min. 03 sec. E, 1857.01 feet to a point; thence S 70 deg. 17 min 39 sec. E, 141.97 feet to an iron pin in the Northwest corner of the said Lot No. 1 of Maple Manor Motel, Inc., thence with Lot No. 1, S 13 deg. 09 min. 33 sec. W, 330.60 feet to the point of beginning, containing 17.3 acres, more or less.

Being the same property conveyed to Danny Eaton and wife, Melanie Eaton, by Warranty Deed from George W. Hussey, dated 6/23/2008, recorded 6/25/2008, of record in Instrument No. 20080625-0065361, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 0 Surf Drive, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to Easement of record in Book 3984, page 727, 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 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

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 26th day of February, 2014.

DANNY EATON

MELANIE EATON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Danny Eaton and Melanie Eaton, 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 26th day of February, 2014.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MAD... COUNTY

Notary Public

My commission expires: 12/23/2014