BILL GARRETT, Davidson County
Trans:T20140021691 DEEDWARR
Recvd: 04/01/14 11:22 2 pgs
Fees:13.00 Taxes:370.00
20140401-0026815

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH140137

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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:
D224, LLC 521 8th Ave South., Ste. 103 Nashville, TN 37203	Same address as new owner	072150215.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand and 00/100 Dollars ($100,000.00), 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, **EDYTHE TOWNSEND, UNMARRIED**, hereinafter called the Grantor, has 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:

Being Lot No. 40 and the easterly one-half of Lot No. 39 on the plan of Riverside Subdivision of record in Plat Book 974, Page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 and the easterly one-half of Lot No. 39 front 77.75 feet on the northerly margin of Porter Road and extend back between parallel lines 195.0 feet on the easterly line and 209.0 feet on the westerly line to a line on the rear on which it measures 75.0 feet.

Being the same property conveyed to Norman V. Moseley, married, and Edythe M. Townsend, unmarried, as joint tenants with a right of survivorship, by Warranty Deed from Neva J. Hooper Living Trust, dated 6/14/1996, recorded 6/18/1996, of record in Book 10089, page 513, in the Register's Office for Davidson County, Tennessee. The said Norman V. Moseley having since died testate on May 22, 2002, and his Will having been probated under Case No. 02P1266 in the Probate Court for Davidson County, Tennessee, the property passed to Edythe M. Townsend as surviving joint tenant and was also left to Edythe M. Townsend in said Will.

This property was not a marital residence of either Norman V. Moseley or Edythe M. Townsend.

The address of the herein described property is believed to be 1702 Porter Road, Nashville, TN 37206, 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 all matters as shown on the Plat of record in Plat Book 974, page 60, 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 she is lawfully seized and possessed of said real estate; that she 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 covenants and binds herself, her 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 25th day of March, 2014.

Edythe Townsend

EDYTHE TOWNSEND

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Edythe Townsend, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of March, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Notary Public

My commission expires: 12/23/2014