File BOX 8

BILL GARRETT, Davidson County
Trans:T20140032779 DEEDWARR
Recvd: 05/12/14 14:06 2 pgs
Fees:13.00 Taxes:1443.00
20140512-0040507

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: JH140152

WARRANTY DEED

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Rachel Farr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2014.

NOTARY PUBLIC

My commission expires: _____

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
April C. Pettit & Daniel B. Golson 3806 Baxter Ave. Nashville, TN 37216	Bank of Nashville 401 Church St. Nashville, TN 37219	061150300.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Thousand and 00/100 Dollars ($390,000.00), 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, **D221, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **APRIL C. PETTIT AND DANIEL B. GOLSON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs 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. 1, 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 a portion of the same property conveyed to D221, LLC, by Quitclaim Deed of Correction from Harlan Dodson, Trustee of the D218 Land Trust, dated 12/13/2013, recorded 12/13/2013, of record in Instrument No. 20131213-0126511, in the Register's Office for Davidson County, Tennessee.

Being also a portion of the same property conveyed to Harlan Dodson, Trustee of the D218 Land Trust, with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary, by Warranty Deed from Christina Buckelew, married, dated 3/22/2013, recorded 03/28/2013, of record in Instrument No. 20130328-0030299, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3806 Baxter Avenue, Nashville, TN 37216, 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 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(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) 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(s).

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), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 9th day of May, 2014.

D221, LLC, A Tennessee Limited Liability Company

BY: _____
James Pfeffer, CFO of Invent Communities, LLC
Sole Member of D221, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, James Pfeffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be CFO of Invent Communities, LLC, a Tennessee Limited Liability Company and Sole Member of D221, LLC a Tennessee Limited Liability Company, the within named bargainor and that he as such CFO and Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, CFO and Sole Member.

WITNESS my hand and seal, this the 9th day of May, 2014.

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public

Brooke Smith
Printed Notary Name

My commission expires: 11-3-15