WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140052235 DEEDWARR
Recvd: 07/21/14 09:40 2 pgs
Fees:13.00 Taxes:1461.50
20140721-0064291

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/14
(AFFIX SEAL)

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy Ryan Walsh, an unmanrried man, and Amanda Jean Horan, an unmarried woman	Fifth Third	09401005700
(NAME) 606 S 12th S	(NAME) 5001 Kingsley Drive, MD: 1MOC2P	
(ADDRESS) Nashville 37206	(ADDRESS) Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ninety-Five Thousand And No/100 Dollars ($395,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **D220, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Ryan Walsh, an unmanrried man, and Amanda Jean Horan, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Payne Blakemore and Cummings Addition to East Nashville as of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
Being the same property conveyed to Matthew Bosworth by deed dated August 28, 2003 from Peter J. Richards, unmarried and filed of record in Instrument No. 20030902-0126617, Register's Office for Davidson County, Tennessee. The said Matthew Bosworth is now known as Jennifer Willow Bennett pursuant to the Order of the Chancery Court for Davidson County, entered pm 04/02/2012 in File No. 12-501-II and filed of record in Instrument No. 20130730-0079058, Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to D220, LLC by deed dated July 22, 2013 from Matthew Bosworth, now known as Jennifer Willow Bennett and filed of record in Instrument No. 20130730-0079058, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 606 S 12th S, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of July, 2014.

D220, LLC

BY: _____ Chief Manager
Justin Hicks
Its: Chief Manager and Authorized Agent

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Justin Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager and Authorized Agent, and is authorized to execute the instrument on behalf of D220, LLC, the within named bargainor, and that he as such Chief Manager and Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chief Manager and Authorized Agent.

Witness my hand and official seal, this the 17th of July, 2014.

_____
Notary Public

My Commission Expires: May 5, 2015

(SEAL)

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015