BILL GARRETT, Davidson County
Trans:T20140053342 DEEDWARRSP
Recvd: 07/23/14 15:30 3 pgs
Fees:18.00 Taxes:948.68
20140723-0065568

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Ste. 202
Brentwood, TN 37027

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,400.00. M. Merrill AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July, 2014 Julie Garside 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
D223, LLC 5800 California Ave. Nashville, TN 37206	Same as New Owner	07116008100; 07116007900; and 07116008000

THE PURPOSE OF THIS CONVEYANCE IS TO

COMBINE THREE PARCELS INTO ONE PARCEL

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **D220, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, D222, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND D223, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby convey all their right, title and interest unto **D223, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns forever, those certain parcels of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Parcel I: 731 Douglas Avenue, Nashville, TN 37207; M/P 07116008100

Land in Davidson County, Tennessee, being part of Lot Nos. 17 & 18 on the Plan of Williams & Hays Co. E. Belle View Plan of record in Plat Book 332, page 51, said Register's Office, described as follows:

Beginning at a point at the intersection of Mile End and Montgomery Avenues and running thence northerly with the westerly margin of Montgomery Avenue 300 feet to a point; thence westerly parallel with the southerly margin of Lot No. 16, 163 feet to a point; thence southerly 300 feet parallel with the westerly margin of Montgomery Avenue to a point in the northerly margin of Mile End Avenue, thence easterly 163 feet along the northerly margin of Mile End Avenue 163 feet to the beginning.
INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED HEREFROM is that tract of land conveyed to the Metropolitan Government of

Nashville and Davidson County, Tennessee in Book 8469, page 14, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the south boundary of Parcel 81 of Map 71016 and at approximate Station 48+50 of Project 86-R-5, Douglas Avenue; thence with the right-of-way of Douglas Avenue North 83 deg. 27 min. 10 sec. West 162.93 feet to a point on the west property line; thence with said line North 09 deg. 22 min. 29 sec. East 2.08 feet to a point; thence leaving said line South 83 deg. 36 min. 32 sec. East 143.41 feet to a point; thence with a curve to the left having a central angle of 88 deg. 29 min. 11 sec. and a radius of 20.00 feet, 30.89 feet along the curve to the right-of-way of Montgomery Avenue; thence with the right-of-way South 07 deg. 54 min. 16 sec. West 22.00 feet to the point of beginning.

BEING the same property conveyed to D220, LLC, a Tennessee limited liability company, by Warranty Deed from Kenneth J. Polly and William R. Hostettler, as tenants in common, dated 7/11/2013, recorded 7/15/2013, of record in Instrument No. 20130715-0072630, Register's Office for Davidson County, Tennessee.

Parcel II: 719 Douglas Avenue, Nashville, TN 37207; M/P 07116007900

Land in Davidson County, Tennessee, being the east 50 feet of the west 150 feet of Lot No. 1 and the east 50 feet of the west 150 feet of the south 100 feet of Lot No. 2 on the map of Williams & Hays Company's East Belle View Plan, as of record in Book 332, Page 51, Register's Office for said county.

Said parts of said lots front 50 feet on the north side of Mile End Avenue and run back between parallel lines 300 feet to a dead line.

BEING the same property conveyed to D222, LLC, a Tennessee limited liability company, by Warranty Deed from Gloria Benson, a single woman, dated 8/30/2013, recorded 9/16/2013, of record in Instrument No. 20130916-0097113, Register's Office for Davidson County, Tennessee.

Parcel III: 723 Douglas Avenue, Nashville, TN 37207; M/P 07116008000

Land in Davidson County, Tennessee, being part of Lots 1,2,17 and 18 on the map of William & Hays Co.'s East Belle View Place, of record in Book 332, Page 51, Register's Office for said county, described as follows:

Beginning at a point in the northerly margin of Douglas, formerly Mile End Avenue, 150 feet east of the northeast corner of said avenue and Rosedale Avenue 300 feet; thence easterly, parallel to the northerly margin of Douglas Avenue 94 feet; thence southerly parallel to the easterly margin of Rosedale Avenue 300 feet to a point in the northerly margin of Douglas Avenue; thence with the same westerly 94 feet to the beginning.

BEING the same property conveyed to D223, LLC, a Tennessee limited liability company, by Warranty Deed from Michael B. Taylor and wife, Barbara J. Taylor, dated 9/20/2013, recorded 10/23/2013, of record in Instrument No. 20131023-0110391, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that the property is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties and which taxes will be paid at closing.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantees, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or

implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

This deed was prepared based on information from the parties and the current deed of record at time of preparation. No title search was performed, and preparer makes no warranty as to status of title at time of preparation.

WITNESS MY HAND, this 23 DAY OF July, 2014.

D220, LLC

By: Justin Hicks, Chief Manager

D222, LLC

By: Justin Hicks, Chief Manager

D223, LLC

By: Justin Hicks, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 23 day of July, 2014, 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 Chief Manager of D220, LLC, a Tennessee limited liability company, and that said instrument was signed in behalf of said D220, LLC, and said officer acknowledged said instrument to be the free act of deed of said D220, LLC.

WITNESS my hand and seal, this the 23 day of July, 2014.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Notary Public

My commission expires: 12/23/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 23 day of July, 2014, 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 Chief Manager of D222, LLC, a Tennessee limited liability company, and that said instrument was signed in behalf of said D222, LLC, and said officer acknowledged said instrument to be the free act of deed of said D222, LLC.

WITNESS my hand and seal, this the 23 day of July, 2014.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Notary Public

My commission expires: 12/23/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 23 day of July, 2014, 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 Chief Manager of D223, LLC, a Tennessee limited liability company, and that said instrument was signed in behalf of said D223, LLC, and said officer acknowledged said instrument to be the free act of deed of said D223, LLC.

WITNESS my hand and seal, this the 23 day of July, 2014.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Notary Public

My commission expires: 12/23/2014