RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140057806 DEEDWARR
Recvd: 08/07/14 11:00 2 pgs
Fees:13.00 Taxes:120.25
20140807-0071159

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2014.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE 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
D224, LLC P.O. Box 60354 Nashville, TN 37206	Same address as new owner	071-08-0-038.00

FOR AND IN CONSIDERATION of the sum of Thirty Two Thousand Five Hundred and 00/100 Dollars ($32,500.00), 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, **PROPERTY SAVERS, 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, **D224, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 the Easterly 50 feet of Lot No. 58 and the Easterly 50 feet of the Northerly part of Lot No. 57 on the Map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said part of Lot No. 58 fronts 50 feet on the Southerly side of Duke Street, and together with said part of Lot No. 57 runs back between parallel lines with the Westerly margin of an alley 100 feet to a dead line.

Being the same property conveyed to Property Savers, LLC, by Warranty Deed from Elsie M. Campbell, unmarried, dated 7/16/2014, recorded 7/23/14, of record in Instrument No. 20140723-0065382, in the Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to William M. Campbell and wife, Elsie M. Campbell by Installment Deed from Morton Johnson and wife, Louise Johnson, recorded on the 4th day of May, 1962 in Deed Book 3374, Page 520, in the Register's Office of Davidson County, Tennessee. The said William M. Campbell having since died on

June 28, 1999 and the property having passed to Elsie M. Campbell as the sole owner in fee simple as surviving tenant by the entirety.

The address of the herein described property is believed to be 338 Duke Street, 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 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 18th day of July, 2014.

PROPERTY SAVERS, LLC

BRIAN ELLWOOD, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 18th day of July, 2014, before me, appeared Brian Ellwood, 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 the sole member and President of Property Savers, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of the said Property Savers, LLC by himself as its sole member and President.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY