Return To,

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

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00.

Rita Bullion
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of ~~July~~ August, 2014.

NOTARY PUBLIC

My commission expires:

MARGE BARRETT JR. BRYANT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

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
Michael D. Rivas, *et ux.* 327 Grace Street Nashville, TN 37207	American Financial Network 3110 Chino Avenue, Ste. 290 Chino Hills, CA 91709	08207033800

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Nine Thousand and 00/100 Dollars ($349,000.00), 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, **D222, 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, **MICHAEL D. RIVAS AND SARAH M. RIVAS, HUSBAND AND WIFE**, 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. 9 on the East Nashville Realty Company's Plan of Lots, as of record in Book 57, Page 11, Registers Office for said County.

Said Lot No. 9 fronts 50 feet on the northerly side of Grace Avenue and runs back between parallel lines 165 feet to an alley.

Being a portion of the same property conveyed to D222, LLC, a Tennessee Limited Liability Company by Deed from New Livingstone Missionary Baptist Church, dated September 5, 2013, recorded September 12, 2013, of record in Instrument No. 20130912-0096359, in the Register of Deeds for Davidson County, Tennessee.

Being also the same property conveyed to New Livingstone Missionary Baptist Church, by Warranty Deed from Roscoe C. Bullion and wife, Ruby M. Bullion, dated 4/9/1986, recorded 4/10/1986, of record in Book 6825, page 603, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140058540 DEEDWARR
Recvd: 08/11/14 10:22 2 pgs
Fees:13.00 Taxes:1291.30
20140811-0072005

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 7th day of ~~July~~ August, 2014.

D222, LLC

By: Justin Hicks, Chief Manager

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this the 7th day of ~~July~~ August, 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 the 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 7th day of ~~July~~ August, 2014.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My commission expires: 8/16/14