Davidson County	**DEEDWARR**
Recvd: 09/24/14 15:57	**2 pgs**
Fees:13.00 Taxes:1535.50	
20140924-0088034	

WARRANTY DEED

KATRINA LEWIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-20-2017

STATE OF TENNESSEE
COUNTY OFWilliamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd Day of September, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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).
Mark Gehrke and wife, Meredith A. Neil	Bank of America	P/O 07216 020300
(NAME)	(NAME)	
2102 B Porter Rd	6400 Legacy Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifteen Thousand And No/100 Dollars ($415,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **D222, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark Gehrke and wife, Meredith A. Neil**, 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 Unit B of 2102 Porter Road, a Horizontal Property Regime with Private Elements established by and shown as Exhibit B, to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140422-0033873, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Ernesta L. Simmons by Quitclaim Deed dated 08/22/2003 from Inell Flowers and filed of record in Instrument No. 20030903-0127785, Register's Office for Davidson County, Tennessee
Being the same property conveyed to Legacy Management & Investment Group, LLC, by Warranty Deed from Ernesta L. Glover f/k/a Ernesta L. Simmons of record in Instrument No. 20130910-0095358, Register's Office for Davidson County, Tennessee
Being the same property conveyed to HoneyBee Partners, LLC, a Tennessee limited liability company by Warranty Deed August 23, 2013 from Legacy Management & Investment Group, LLC in Instrument No. 20130918-0098465, Register's Office for Davidson County, Tennessee
Further being the same property conveyed to D222, LLC, a Tennessee limited liability company by Warranty Deed dated August 23, 2013 from HoneyBee Partners, LLC, a Tennessee limited liability company and filed of record in Instrument No. 20130918-0098466 Register's Office for Davidson County, Tennessee.

File Number: NAT-140467

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 2102 B Porter Rd, 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 22nd day of September, 2014.

D222, 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 D222, 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 22nd of September, 2014.

_____
Notary Public

My Commission Expires: July 24, 2017

(SEAL)

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017