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

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20140084712 DEEDWARR
Recvd: 11/10/14 09:48 2 pgs
Fees:13.00 Taxes:1291.30
20141110-0103449

STATE OF TENNESSEE
COUNTY OF Davidson

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2014.

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2016

NOTARY PUBLIC

My commission expires: 5/3/2016

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 |
|---|---|---|
| James E. S. Pierce, *et ux.*<br>1002 Glenview Dr.<br>Nashville, TN 37206 | Avenue Bank<br>3823 Cleghorn Ave.<br>Nashville, TN 37215 | 093-08-0-038.00 |

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, **D221, 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, **JAMES E. S. PIERCE AND EMILY J. B. PIERCE, 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:

Being Lot No. 53 on the map of Haynie's Central Park Plan, as of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 50 feet on the southerly side of Greenwood Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert O'Malley and wife, Betty O'Malley, as tenants by the entirety, by Warranty Deed from Arthur V. Sharp and wife, Mary C. Sharp, dated 9/13/1989, recorded 9/19/1989, of record in Book 7941, page 67, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harlan Dodson, Trustee of the D218 Land Trust by Deed from Robert O'Malley and wife, Betty O'Malley, dated April 11, 2013, recorded April 24, 2013, of record in Inst # 20130424-0040584, in the Register of Deeds for Davidson County, TN.

AND BEING the same property further conveyed to D221, LLC by Quitclaim Deed from D218 Land Trust, dated 8/6/2013, recorded 8/6/2013, of record in Instrument No. 20130806-0082547, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1002 Glenview Drive, Nashville, TN 37206, 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 are being paid at closing.

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 4th day of November, 2014.

**D221, LLC**

By: Justin Hicks, Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 4th day of November, 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 D221, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said D221, LLC, and said officer acknowledged said instrument to be the free act of deed of said D221, LLC.

WITNESS my hand and seal, this the 4th day of November, 2014.

M. Menke
Notary Public

My commission expires: 5-8-2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY