BILL GARRETT, Davidson County
Trans:T20140088167 DEEDWARR
Recvd: 11/24/14 10:10 2 pgs
Fees:13.00 Taxes:1479.63
20141124-0107794

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: JH140127

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2014. NOTARY PUBLIC My commission expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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
Mary Jessilyn Duke 120 Creighton Avenue Nashville, TN 37205	Same address as new owner	083-03-0-036.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars ($399,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **TENNESSEE REGIONAL HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MARY JESSILYN DUKE, SINGLE WOMAN**, hereinafter called the Grantee, her 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 16, R.T. Creighton Subdivision of Lots 42 and 43 Brownsville, as shown on plat of record in Plat Book 332, page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Tennessee Regional Holding, LLC, by Warranty Deed from E. Mark Turner, dated 10/3/2012, recorded 10/9/2012, of record in Instrument No. 20121009-0092394, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 120 Creighton, Nashville, TN, 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 on plat of record in Plat Book 332, page 18; to any and all restrictive covenants and/or easements 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, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has 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 itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 20th day of November, 2014.

TENNESSEE REGIONAL HOLDING, LLC

BY: _____
JUSTIN HICKS, MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 20th 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 a member of Tennessee Regional Holding, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Tennessee Regional Holding, LLC, and said officer acknowledged said instrument to be the free act of deed of said Tennessee Regional Holding, LLC.

WITNESS my hand and seal, this the 20th day of November, 2014.

M. Menke
Notary Public

Megan Menke
Printed Notary Name

My commission expires: 5-8-2018

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY