39B

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

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20140090611 DEEDWARR
Recvd: 12/03/14 13:48 2 pgs
Fees:13.00 Taxes:1568.80
20141203-0110921

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,000.00

Nicole L. Steen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2014.

NOTARY PUBLIC

My commission expires: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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 |
|---|---|---|
| Noam Pikelny<br>1305 Lillian St.<br>Nashville, TN 37206 | F & M Bank<br>P.O. Box 451<br>Clarksville, TN 37041 | 083-13-0-112.01 |

FOR AND IN CONSIDERATION of the sum of Four Hundred Nineteen Thousand and 00/100 Dollars ($419,000.00), 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, **D219, 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, **NOAM PIKELNY, SINGLE MAN**, 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 the south 94.9 feet of the east 46 feet of Lot No. 106 on the Plan of East Edgefield, of record in Book 21, Page 147, said Register's Office.

Said part of said Lot fronts 46 feet on the south side of Lillian Street and runs back between parallel lines 94.9 feet to a dead line in the rear.

BEING the same property conveyed to D219, LLC, a Tennessee Limited Liability Company, by Deed dated June 11, 2013 and recorded June 14, 2013, of record in Instrument No. 20130614-0060917, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 1305 Lillian Street, 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 18th day of November, 2014.

D219, LLC

By: Justin Hicks, Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 25 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 D219, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said D219, LLC, and said officer acknowledged said instrument to be the free act of deed of said D219, LLC.

WITNESS my hand and seal, this the 25 day of November, 2014.

Notary Public

My commission expires: 12/23/2014

