Davidson County DEEDWARR
Recvd: 12/31/14 13:32 2 pgs
Fees:13.00 Taxes:1572.50
20141231-0119339

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

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,999.00.

~~AFFIANT~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2014.

NOTARY PUBLIC

My commission expires: _____

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
Joshua Backman Chelsea Bradley 609 S. 14th Street Nashville, TN 37206	Highlands Residential Mortgage Company 12001 N. Central Expressway, Ste. 750 Dallas, TX 75243	094-01-0-283.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Four Thousand Nine Hundred Ninety Nine and 00/100 Dollars ($424,999.00), 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, **JOSHUA BACKMAN AND CHELSEA BRADLEY**, Both Unmarried 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:

A certain tract or parcel of land lying and being situated in Davidson County, Tennessee, and further described as follows, to-wit:

BEING all of Lot No. 1 of the Re-subdivision/Partition of Lot 417, Part of Closed Alley Plat of Edgefield Land Co's Fourth Subdivision, of record in Instrument No. 20131125-0120911, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING A PART OF the same property conveyed to D222, LLC, a Tennessee Limited Liability Company, by Deed dated December 6, 2013 and recorded December 9, 2013, of record in Instrument No. 20131209-0124900, in the office aforesaid. *See also* Warranty Deed of record in Instrument No. 20141028-0099219 and Instrument for Correction of Warranty Deed of record in Instrument No. 20141210-0113014, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 609 S 14th 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 29th day of December, 2014.

D222, LLC

BY: JUSTIN HICKS, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 29th day of December, 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 29th day of December, 2014.

M. Menke
Notary Public

My commission expires: 5-8-2018

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, 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.

Shelly M. Smith

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018