BILL GARRETT, Davidson County
Trans:T20150001776 DEEDWARR
Recvd: 01/08/15 11:32 2 pgs
Fees:13.00 Taxes:1387.50
20150108-0002109

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

WARRANTY DEED

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2015.

NOTARY PUBLIC

My commission expires: 3-20-18

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
Trevor Knowles, *et ux.* 1003 Dew Street Nashville, TN 37206	Ameris Bank 1800 Parkway PL #820 Marietta GA 30067	093-04-0-085.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Five Thousand and 00/100 Dollars ($375,000.00), 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, **TREVOR KNOWLES AND KRISTEN KNOWLES, 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:

Described property located in Davidson County, Tennessee, to-wit:

Being Lot No. 7 on the unrecorded plan of Smith and Bishop's Resubdivision of certain lots in A.J. Caldwell's Subdivision of the Hobson's lands, as described as follows:

Beginning at a point in the north margin of Dew Street 46 feet east of the easterly margin of South 10th Street, at the corner of lots 7 and 8; thence northerly along the line between said lots, 150 feet to the south margin of an alley; thence with the margin of said alley; easterly 48 feet to a point, a corner of lot 6; thence with the margin of the same, westerly 48 feet to the point of beginning.

Being the same property conveyed to D221, LLC, by [redacted] Deed from D218 Land Trust, dated 8/12/2013, recorded 8/13/2013, of record in Instrument No. 20130813-0084569, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Harlan Dodson, Trustee of the D218 Land Trust by Deed from U.S. Bank National Association as Trustee, successor in interest to Bank of America, National Association as Trustee, successor by merger to LaSalle Bank, National Association as Trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2008-HE4 Trust, dated April 18, 2013, recorded April 30,

2013, of record in Instrument No. 20130430-0043092, in the Register of Deeds for Davidson County, TN.

The address of the herein described property is believed to be 1003 Dew 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 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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 5th day of January, 2015.

D221, LLC

BY: JUSTIN HICKS, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 5th day of January, 2015, 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 5th day of January, 2015.

M. Menke
Notary Public

My commission expires: 5-8-2018

MEGAN MENKE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY