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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150002098 DEEDWARR
Recvd: 01/09/15 09:54 2 pgs
Fees:13.00 Taxes:936.10
20150109-0002452

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2014.

NOTARY PUBLIC

My commission expires: 10/3/18

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Sarah Moore 811 W. Greenwood Avenue Nashville, TN 37206	Same address as new owner	071-16-0 330.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Three Thousand and 00/100 Dollars ($253,000.00), 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, **SARAH MOORE**, hereinafter called the Grantee(s), her 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. 43 on the Map of Thornby Place as of record in Book 332 page 3 Register's Office for Davidson County Tennessee.

Said Lot No. 43 fronts 50 feet on the northerly side of West Greenwood Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Harlan Dodson, Trustee of the D218 Land Trust by Warranty Deed from Maxie Jo Shockley-Jasmine, dated 4/15/2013, recorded 4/22/2013, of record in Instrument No. 20130422-0039734, in the Register's Office for Davidson County, Tennessee. See Affidavit of Heirship of record in Instrument No. 20130422-0039733, said Register's Office.

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. 20130806-0082549, said Register's Office.

The address of the herein described property is believed to be 811 West Greenwood Ave., 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), her 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), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of December, 2014.

D221, LLC

BY: JUSTIN HICKS, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 31st 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 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 31st day of December, 2014.

M. Menke
Notary Public

My commission expires: 5-8-2018

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY