# WARRANTY DEED

File #14023

BILL GARRETT, Davidson County
Trans:T20150005865 DEEDWARR
Recvd: 01/23/15 15:38 2 pgs
Fees:13.00 Taxes:1228.40
20150123-0006946

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$332,000.00

Affiant

OF SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015
(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Catherine S. Han | New Owner | -07115043500 |
| (NAME) | (NAME) | |
| 1206 Stainback Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **D219, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine S. Han, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 106 and the south 17 feet 2 inches, more or less of lot no.107 on the Plan of Sharpe & Horns 1st Addition, North E Nashville of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to D219, LLC, a Tennessee limited liability company by Warranty deed from S & B Management, Inc., a Tennessee corporation of record in Instrument No. 20130619-0062746 Register's Office for Davidson County, Tennessee, dated 06/17/2013 and recorded on 06/19/2013

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 57, page 152, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1206 Stainback Avenue, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of January, 2015.

D219, LLC

BY: Invent Communities, LLC

Its: Sole Member

James H. Pfeffer, C.E.O.

STATE OF Tennessee

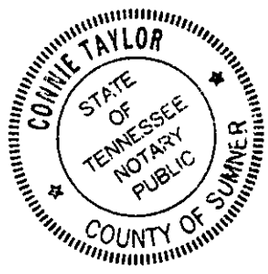
COUNTY OF Davidson

I, Connie Taylor, a Notary Public of the County and State first above written, personally appeared before me, James H. Pfeffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that he is the C.E.O. of Invent Communities, LLC the sole member of D219, LLC, the within named bargainor, a Tennessee limited liability company, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized officer.

Witness my hand and official seal, this the 22nd day of January, 2015.

Notary Public

My Commission Expires: 09/21/15




(SEAL)

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206