Davidson County DEEDWARR Recvd: 02/03/15 15:40 3 pgs Fees:18.00 Taxes:177.60 **20150203-0010222**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00 Affiant Subscribed and sworn to before me, this 28th DAY OF January, 2015. Notary Public MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

WARRANTY DEED

KPG14-0721

PAMELA JO SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D225, LLC	D225, LLC	
1310 Sixth Avenue North	(NAME) 1310 Sixth Avenue North	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	060-16-285.00 (Tr: I) & 0
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SEBASTINE ERAGA AND WIFE, HANNA ERAGA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto D225, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of the Resubdivision of Reserve Parcel "A" of Jones Park Estates, of record in Plat Book 6200, Page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Tract II:
Land in Davidson County, Tennessee, being Reserve Parcel "B" on the Plan of the Resubdivision of Reserve Parcel "A" of Jones Park Estates, of record in Plat Book 6200, Page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sebastine Eraga and wife, Hanna Eraga by Special Warranty Deed from OCWEN Loan Servicing, LLC, of record in Instrument No. 20110524-0039482, Register's Office for Davidson County, Tennessee, dated May 4, 2011 and recorded on May 24, 2011.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5210, Page 349 and Plat Book 6200, Page 23, Book 6850, Pages 366 and 414, Book 6405, Page 190, Instrument No. 20110824-0065570, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 721 Jones Park Ct., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of January, 2015.

Sebastine Eraga

Hanna Eraga

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of January, 2015, before me personally appeared Sebastine Eraga and wife, Hanna Eraga to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of January, 2015.

Notary Public

My Commission Expires: 10-11-15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cassie Lovvorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovvorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

