WARRANTY DEED

File #15010

BILL GARRETT, Davidson County
Trans:T20150011899 DEEDWARR
Recvd: 02/18/15 10:58 2 pgs
Fees:13.00 Taxes:1363.45
20150218-0014017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$368,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/24/2015

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC 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
Jessica D. Binkley	New Owner	06111005300
(NAME)	(NAME)	
4001B Burrus Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **D220, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica D. Binkley, **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 parts of Lots 18, 19 and 20 on the Plan of Maplewood Manor Subdivision, as of record in Plat Book 547, Page 102, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Westerly margin of Woodfin Street, said point being 150 feet from Maplewood Boulevard, running thence in a Northerly direction 104 feet, more or less, to a point being the Northeast corner of Lot 20 on said Plan; thence in a Westerly direction 200 feet; more or less, to a point 10 feet West of the Northeast corner of Lot 18 in said Plan; thence Southerly and parallel with Woodfin Street 110 feet, more or less, to a point; thence in a Easterly direction 200 feet more or less, to the point of beginning.

Included but excluded from the above described property is the following: Land in Davidson County, Tennessee, Tract No. 1 on a survey of the Northerly parts of lots Nos. 18, 19 and 20 on the map of Maplewood Manor Subdivision, asof record in Book 547, Page 102, Register's Office for said County, more particularly described according to a survey by Hal R. Swann, Jr. Surveyor, dated January 31, 1959, as follows:

Beginning at a point in the Westerly margin of Burrus Avenue (WoodfinStreet) 150 feet Northerly from the margin of Maplewood Boulevard; thence Westerly 200 feet to an iron pin; thence Northerly 55 feet to the common corner of Tracts 1 and 2; thence Easterly with the line between Tracts 1 & 2, 200 feet to a point in the Westerly margin of Burrus Avenue (Woodfin Avenue); thence Southerly with the margin of said Avenue 52 feet to an iron pin, the point of beginning.

Being the same property conveyed to D220, LLC, a Tennessee Limited Liability Company by Trustee's deed from Susan R. Limor, Trustee for Charles Edwin Thompson and Nancy Ruth Thompson, one in the same as Nancy L. Thompson of record in Instrument No. 20130722-0075782 Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 22, 2013. (Value of consideration shown in aforementioned deed $35,000.00.) Being also known as 4001 B Burrus St Nashville, TN 37216.

unimproved ☐
This is improved ☒ property, known as 4001B Burrus Street, Nashville, TN 37216

(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 17th day of February, 2015.

D220, LLC

BY: _____

Adam Gleaves

Its: Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

I, Connie Taylor, a Notary Public of the County and State first above written, personally appeared before me, Adam Gleaves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that he is the Authorized Agent of D220, LLC, the within named bargainor, a Tennessee limited liability company, and as such Authorized Agent, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such Authorized Agent.

Witness my hand and official seal, this the 17th day of February, 2015.

_____
Notary Public

My Commission Expires: 09/21/15

TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN RECORDED DOCUMENTS TO:

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