WARRANTY DEED

File #14027

BILL GARRETT, Davidson County
Trans:T20150011918 DEEDWARR
Recvd: 02/18/15 11:09 2 pgs
Fees:13.00 Taxes:1204.35
20150218-0014179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015

(AFFIX SEAL)

COUNTY OF SUMNER — CONNIE TAYLOR — STATE OF TENNESSEE NOTARY PUBLIC

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
Jared Jack Lynch	New Owner	072140J00100 CO
(NAME)	(NAME)	
1516 A Straightway		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, D218, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jared Jack Lynch and Gina Maria Cella, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit A on the Plan of Declaration of Covenants, Conditions and Restrictions for 1516 Straightway Avenue, a Horizontal Property Regime with Private Elements, as shown as Exhibit "B" of record in Instrument Number 20140422-0033874, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to D218, LLC, a Tennessee limited liability company by deed from Mark Hughes of record in Instrument No. 20130424-0040623, Register's Office for Davidson County, Tennessee, dated April 19, 2013 and recorded on April 24, 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 Boook 332, page 91; Restrictive covenants of record in Instrument No. 20140422-0033874, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1516 A Straightway, Nashville, TN 37206

(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 10th day of February, 2015.

D218, LLC

BY: _____

Justin Hicks

Its: Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

I, Connie Taylor, a Notary Public of the County and State first above written, personally appeared before me, Justin Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that he is the Chief Manager of D218, LLC, the within named bargainor, a Tennessee limited liability company, and as such Chief Manager, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such Chief Manager.

Witness my hand and official seal, this the 10th day of February, 2015.

_____
Notary Public

My Commission Expires: 09/21/15

(SEAL)

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN RECORDED DOCUMENTS TO:

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