Davidson County DEEDWARR
Recvd: 02/20/15 11:57 2 pgs
Fees:13.00 Taxes:1594.70
20150220-0014789

WARRANTY DEED

File #15013

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$431,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Kelly Collins	~~New Owner~~ Bank of America	-083 13 0 152.00
(NAME)	(NAME)	
1314 Lillian Street	6400 Legacy Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Plano Tx 75024	
(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, **D222, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Collins, 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 the westerly 43.6 feet of Lot #111 on the Plan of East Edgefield of record in Plat Book 21, Page 147, 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 D222, LLC, a Tennessee limited liability company by warranty deed from Terry Neal Sage and wife, Macki Joyce Sage of record in Instrument No. 20130903-0092474 Register's Office for Davidson County, Tennessee, dated 08/28/2013 and recorded on 09/03/2013.

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 21, page 147; easement of record in Book 3707, page 514, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1314 Lillian Street, 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 13th day of February, 2015.

D222, 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 D222, 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 13th 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

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018