WARRANTY DEED

File #15027

BILL GARRETT, Davidson County
Trans: T20150029427 DEEDWARR
Recvd: 04/20/15 09:55 2 pgs
Fees: 13.00 Taxes: 1161.43
20150420-0034768

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 06-30-18

(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
Steven A. Higgins	New Owner	-07111011600
(NAME)	(NAME)	
315 Marshall Street		
(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, **D222, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven A. Higgins and Lyndsey S. Higgins, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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 East one-half (1/2) Lot No. 44 on the Plan of Trinity Heights Addition of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 50 feet on the North side of Marshall Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to D222, LLC, a Tennessee limited liability company by Warranty deed from Verda H. Allen, widowed of record in Instrument No. 20130729-0078558 Register's Office for Davidson County, Tennessee, dated July 25, 2013 and recorded on July 29, 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 Book 161, page 38, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 315 Marshall Street, 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.

BUYER DISCLOSURE, AFFIDAVIT, CERTIFICATION, AND AGREEMENT (the "Agreement")

Witness my hand this 15th day of April, 2015.

D222, 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 D222, 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 15th day of April, 2015.

_____
Notary Public

My Commission Expires: ~~09/21/15~~ 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

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