WARRANTY DEED

File #15045

BILL GARRETT, Davidson County
Trans:T20150032931 DEEDWARR
Recvd: 04/30/15 14:00 2 pgs
Fees:13.00 Taxes:1187.70
20150430-0038880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/14/2015
(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE 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
Jan Harris	New Owner	-
(NAME)	(NAME)	
1526B Straightway Avenue		072140S00200
(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, **D219, LLC, a Tennessee corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jan Harris and Timothy Ross, wife and husband.,** 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 B of 1526 Straightway Avenue, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1526 Straightway Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140806-0070640, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to D219, LLC by Warranty Deed from Derrick Starks, married and Terra Nixon, unmarried, of record in Instrument No. 20130613-0060692, Register's Office for Davidson County, Tennessee, dated May 31, 2013 and recorded on June 13, 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 Instrument No. 20140806-0070640; Covenants Conditions, Restrictions and By-Laws of record in Instrument No. 20140806-0070640, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1526B Straightway Avenue, 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 28th day of April, 2015.

D219, LLC

BY: _____

Justin Hicks

Its: Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, 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 D219, 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 28th day of April, 2015.

_____

Notary Public

My Commission Expires: 12-18-19



(SEAL)

RETURN RECORDED DOCUMENTS TO:

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