WARRANTY DEED

File #15055

BILL GARRETT, Davidson County
Trans: T20150043516 DEEDWARR
Recvd: 06/03/15 13:03 2 pgs
Fees: 13.00 Taxes: 1460.76
20150603-0051813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-18
(AFFIX SEAL)

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Kuchta	New Owner	-073-13-0A-002.00-CO
(NAME)	(NAME)	
1505 B Wendell		
(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, **D223, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Kuchta, 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1505 Wendell Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20141003-0091709 and amended in Instrument No. 20150212-0012881 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to D223, LLC, a Tennessee Limited Liability Company by Warranty deed from Genoa Renee McEwen-Knight, unmarried of record in Instrument No. 20131227-0130232 Register's Office for Davidson County, Tennessee, dated December 05, 2013 and recorded on December 27, 2013.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 1505 B Wendell, 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 29th day of May, 2015.

D223, 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 D223, 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 29th day of May, 2015.

_____
Notary Public

My Commission Expires: 12-18-19



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206