WARRANTY DEED

File #15179

Davidson County DEEDWARR
Recvd: 06/16/15 13:30 2 pgs
Fees:13.00 Taxes:1422.65
20150616-0057261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(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
Misty Mitchell	Primary Residential Mortgage	-072-16-0J-001.00-CO
(NAME)	(NAME)	
1823 Tammany Drive	1480 N. 2200 West Mac 1003	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Salt Lake City UT 84116	
(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, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Misty Mitchell, a single woman** 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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1823 Tammany Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140917-0005448 as amended at Instrument No. 20150212-0012876, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to D218, LLC, a Tennessee Limited Liability Company by Warranty deed from Wanda Williams, an unmarried woman of record in Instrument No. 20130503-0044813 Register's Office for Davidson County, Tennessee, dated May 01, 2013 and recorded on May 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 f record in Instrument No. 20140917-0005448 as amended at Instrument No. 20150212-0012876Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1823 Tammany Drive, Nashville, TN 37216

(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 5th day of June, 2015.

D218, LLC, a Tennessee Limited Liability Company

BY:_____

Justin Hicks, Chief Manager

STATE OF Tennessee

COUNTY OF Davidson

I, Leslie Garside, a Notary Public of the County and State first above written, do hereby certify that Justin Hicks, Chief Manager of D218, LLC, a Tennessee Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of June, 2015.

_____
Notary Public

My Commission Expires: 1/20/19

(SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

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

True Copy Certification

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

_____
Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON