WARRANTY DEED

File #15084

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-18-18

(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
Andrew DeVries	Ark-La-Tex dba Benchmark Home Loans	082-03-0-203.00
(NAME)	(NAME)	
1013 Stockell Street	5160 Tennyson Pkwy, #2000W	
(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, **D223, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew DeVries,** 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:

and wife, Rachel DeVries

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 43 and the Southerly 40 feet of Lot No. 44, on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as shown by plat of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Northerly part of Lot No. 43 and the Southerly part of Lot No. 44 front together 50 feet on the East side of Stockell Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to D223, LLC by Warranty deed from Leland D. Watts, married of record in Instrument No. 20131018-0109194 Register's Office for Davidson County, Tennessee, dated October 15, 2013 and recorded on October 18, 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 332, page 40, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1013 Stockell 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.

BILL GARRETT, Davidson County
Trans:T20150050898 DEEDWARR
Recvd: 06/25/15 09:52 2 pgs
Fees:13.00 Taxes:1309.99
20150625-0060991

Witness my hand this 23rd day of June, 2015.

D223, LLC

BY: _____
Justin Hicks, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of June, 2015, before me, appeared Justin Hicks, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the Chief Manager of D223, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said D223, LLC, and said officer acknowledged said instrument to be the free act of deed of said D223, LLC.

WITNESS my hand and seal, this the 23rd day of June, 2015.

Notary Public: _____

My commission expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

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