WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150053797 DEEDWARR
Recvd: 07/06/15 08:33 2 pgs
Fees:13.00 Taxes:1302.40
20150706-0064561

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Rachel E. Joyce	New Owner	P/o -08203044100
(NAME)	(NAME)	
1113B Lischey Avenue		
(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, **D219, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel E. Joyce and Ryan Joyce, wife and husband,** 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 Lot No. 12 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, 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 also the same property conveyed to D219,LLC, a Tennessee limited liability company by quitclaim deed from D219,LLC, a Tennessee limited liability company of record in Instrument No. 20141125-0108514 Register's Office for Davidson County, Tennessee, dated 11/21/2014 and recorded on 11/25/2014.

This is improved property more commonly known as 1113B Lischey Avenue, Nashville, TN 37207.

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 421, page 12, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1113B Lischey Avenue, 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.

Witness my hand this 19th day of June, 2015.

D219, LLC

BY: Leslie Garside
LESLIE GARSIDE, AUTHORIZED AGENT

STATE OF Tennessee

COUNTY OF Davidson

On this the 30th day of June, 2015, before me, appeared Leslie Garside, 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 Authorized Agent of D219, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said D219, LLC, and said officer acknowledged said instrument to be the free act of deed of said D219, LLC.

WITNESS my hand and seal, this the 30th day of June, 2015.

Notary Public: _____

My commission expires: 7/3/2017

(SEAL)

Julie Hamilton
State of Tennessee Notary Public
Davidson County

RETURN RECORDED DOCUMENTS TO:

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