WARRANTY DEED

File #15211

BILL GARRETT, Davidson County
Trans: T20150055254 DEEDWARR
Recvd: 07/08/15 15:16 2 pgs
Fees: 13.00 Taxes: 1406.00
20150708-0066391

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017 (AFFIX SEAL)

Notary Public Hamilton State of Tennessee Notary Public Davidson 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
David M. Peterson	NEW OWNER	-072-14-0N-002.00-CO
(NAME)	(NAME)	
1111B Straightway Avenue		
(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**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David M. Peterson, single man** 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1111 Straightway Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140505-0037931, and being shown on Plat attached thereto as Exhibit "A", 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 Sam Henry Graham, Barbara Ann Reed, Hattie Mae Graham, Donnell Lee Graham, Geraldine Graham, Joyce Rhunette Graham, Michael Shawn Graham, Rosetta Graham, the heirs at law of Sharon Graham (one of the children of Mose Graham, Jr., and Calene P. Graham), who died on January 2, 2011, and the heirs at law of Mose Graham, (one of the children of Mose Graham, Jr., and Calene P. Graham), who died on September 16, 1995, as tenants in common without the right of survivorship by Quitclaim Deed from Jeremy Doranzo Taylor, of record in Instrument Number 20110810-0061608, Register's Office for Davidson County, Tennessee, dated July 22, 2011 and recorded on August 10, 2011 . (Value of consideration shown in aforementioned deed $.0.00)

Pursuant to Affidavit of Heirship of record in Instrument No. 20130620-0063229 Register's Office for Davidson County, Tennessee, the heirs of Mose Graham, III (aka Mose Graham, Jr. and Mose Allen Graham, Jr.) are Felice Graham and Tonya Graham and Regina Tyson and Mose Graham IV and Tonya Christian and Reginald Graham and Chimea Dyer.

Being a portion of the same property conveyed to D219, LLC by Warranty deed from Geraldine Graham and Sam Henry Graham and Barbara Anu Reed and Hattie Mae Graham and Donnell Lee Graham and Joyce Rhunette Graham and Michael Shawn Graham and Rosetta Graham and Felice Graham and Tonya Graham and Regina Tyson and Mose Graham IV and Tonya Christian and Reginald Graham and Chimea Dyer of record in Instrument No. 20130620-0063231 Register's Office for Davidson County, Tennessee, dated June 14, 2013 and recorded on June 20, 2013. (Value of consideration shown in aforementioned deed $100,000.00.) Being also known as 1111B Straightway Avenue Nashville, TN 37206.

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 ~~Book 20130620-0063231~~, Register's Office for Davidson County, Tennessee.
*Instrument No. 20140505-0037931

unimproved ☐
This is improved ☒ property, known as 1111B 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 30th 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 Limited Liability Corporation 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