WARRANTY DEED

File #15327

BILL GARRETT, Davidson County
Trans: T20150071821 DEEDWARR
Recvd: 08/25/15 09:41 2 pgs
Fees: 13.00 Taxes: 1346.80
20150825-0085647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHRYN M. CASSIDY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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
Jeff Hildebrand	SAME AS NEW OWNER	-07115000700
(NAME)	(NAME)	
135 Marie Street		
(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,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karlee Hildebrand and Jeffrey Warrant Hildebrand, 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, and being further described as follows; to-wit:

Beginning at a point in the northerly margin of Marie Street 256.9 feet west of the northwest corner of Marie and Meridian Street; thence North 3 degrees East 275.5 feet to a stake; thence North 85 degrees West 50 feet to a stake; thence South 3 degrees East 277-1/2 feet to the northerly margin on Marie Street; thence South 87 degrees East with the northerly margin of Marie Street 50 feet to the point of beginning.

Being the same property conveyed to Ray Dortch and wife, Dolores Dortch by Warranty deed from Mary Maynard Stanfield of record in Book 3253, page 139, Register's Office for Davidson County, Tennessee, dated June 20, 1961 and recorded on June 21, 1961. The said Ray Dortch died December 21, 2003, his interest passing to Dolores Dortch by operation of Tennessee law.

Being the same property conveyed to D223, LLC, a Tennessee Limited Liability Company by Warranty deed from Dolores Dortch, Widowed of record in Instrument No. 20131002-0103578 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 2, 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; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 135 Marie 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.

Witness my hand this 21st day of August, 2015.

D223, LLC

BY: _____

Joshua L. Hunter, authorized agent

STATE OF Tennessee

COUNTY OF Davidson

On this the 21st day of August, 2015, before me, appeared Joshua Hunter, 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 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 21st day of August, 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