WARRANTY DEED

File #15328

BILL GARRETT, Davidson County
Trans: T20150080524 DEEDWARR
Recvd: 09/22/15 10:10 2 pgs
Fees: 13.00 Taxes: 1476.30
20150922-0096132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2015

Andrea R. Bishop
Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

ANDREA R. BISHOP STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Ripp, *et ux.*	NEW OWNER	094-01-0-C-002.00CO
(NAME)	(NAME)	
1108 Dew 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, **D221, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Ripp and Carly Ripp, husband and wife,** 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, on the Plan of 1106 Dew Street Townhome, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1106 Dew Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150202-0009477, and amended in Instrument No. 20150212-0012877, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Harlan Dodson, as Trustee of the D218 Land Trust with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary by Warranty Deed from Michael W. O'Neil, married, of record in Instrument No. 20130313-0025078, Register's Office for Davidson County, Tennessee, dated March 08, 2013 and recorded on March 13, 2013.

Being a portion of the same property further conveyed to D221, LLC by Quitclaim deed from D218 Land Trust of record in Instrument No. 20131022-0109973, Register's Office for Davidson County, Tennessee, dated August 05, 2013 and recorded on October 22, 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 1108 Dew 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 10 day of September, 2015.

D221, LLC

BY: Leslie Garside

Leslie Garside, authorized agent

STATE OF Tennessee

COUNTY OF Davidson

On this the 10 day of September, 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 D221, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said D221, LLC, and said officer acknowledged said instrument to be the free act of deed of said D221, LLC.

WITNESS my hand and seal, this the 10 day of September, 2015.

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

Notary Public: _____

My commission expires: 12-18-19

(SEAL)

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206