Davidson County DEEDWARR
Recvd: 10/15/15 12:54 3 pgs
Fees:18.00 Taxes:1369.00
20151015-0104925

WARRANTY DEED

File #15461

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-23-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Ann Baud
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2015.

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Ann Baud	Select Mortgage	-082-11-021.00
(NAME)	(NAME)	
223 Treutland Avenue	9311 San Pedro Suite	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-5933	San Antonio TX 78216	
(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, **D218, LLC,** a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ann Baud, unmarried woman** 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. 77 on the Plan of Bryans Addition to Edgefield, now East Nashville, of record in Plat Book 21, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 77 fronts 50 feet on the Northerly side of Treutland Street, and runs back between parallel lines 165 feet to an alley. Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree Confirming Sale deed from Douglas A. Rhodes of record in Book 11215, page 537, Register's Office for Davidson County, Tennessee, dated November 16, 1998 and recorded on November 23, 1998.

Being the same property conveyed to D218, LLC by Quitclaim deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20150223-0015593 Register's Office for Davidson County, Tennessee, dated August 07, 2014 and recorded on February 23, 2015.

Being the same property conveyed to D218, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Douglas A. Rhodes of record in Instrument No. 20150729-0074846 Register's Office for Davidson County, Tennessee, dated July 28, 2015 and recorded on July 29, 2015 and Scrivener's Affidavit recorded on July 31, 2015 recorded in Instrument No. 20150731-0075871.

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 223 Treutland Avenue, Nashville, TN 37207-5933

(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 13th day of October, 2015.

D218, LLC

BY: Leslie Garside

Leslie Garside, Authorized Agent

STATE OF Tennessee

COUNTY OF Davidson

On this the 13th day of October, 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 D218, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said D218, LLC, and said officer acknowledged said instrument to be the free act of deed of said D218, LLC.

WITNESS my hand and seal, this the 13th day of October, 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
1104B Fatherland Street
Nashville, TN 37206

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

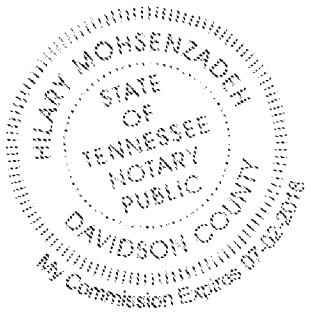
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hilary Mohsenzadeh
Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).