WARRANTY DEED

File #15479

Julie Hamilton State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/23/2017

(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
Berchaun Nicholls	Same as new owner	-071-15-0-031.00
(NAME)	(NAME)	
1228 6th Ave. North		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(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 **Berchaun Nicholls and Terri Ann Nicholls, 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 Lot No. 59 on the map of Eastmoreland Place, as of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee. Said Lot No. 59 fronts 50 feet on the Northerly side of Lucile Street and runs back between parallel lines with Westerly margin of an alley, 135 feet to an alley in the rear.

Being the same property conveyed to D219, LLC, a Tennessee limited liability company by Warranty deed from Leon Demonbreun, unmarried of record in Instrument No. 20130705-0069613 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 05, 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 225 Lucile Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150091123 DEEDWARR
Recvd: 10/26/15 15:53 2 pgs
Fees:13.00 Taxes:1291.30

20151026-0108865

VERSION: May 7, 2014

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 23rd day of October, 2015.

D219, LLC

BY: _____

Joshua Hunter, Authorized Agent

STATE OF Tennessee

COUNTY OF DAVIDSON

On this the 23rd day of October, 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 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 23rd day of October, 2015.

Notary Public: Leslie Garside

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 1/20/19

(SEAL)

RETURN RECORDED DOCUMENTS TO:

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