WARRANTY DEED

File #15532

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2015.

Notary Public

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

Julie Hamilton State of Tennessee Notary Public Davidson County

BILL GARRETT, Davidson County
Trans: T20150095421 DEEDWARR
Recvd: 11/09/15 14:08 2 pgs
Fees: 13.00 Taxes: 1378.25
20151109-0113968

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
Lori R. Vaerewyck	Same as New Owner	-082-03-0-049.00
(NAME)	(NAME)	
1105 Joseph Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-5422		
(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,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lori Vaerewyck, 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 the Northerly 48 feet of Lot No. 93 on the Plan of Sharpe & W. L. Horn's Second Addition to Northeast Nashville, of record in Plat Book 161, Page 53, in the Register's Office for said County.

Said Northerly part of Lot 93 fronts 48 feet on the Easterly side of Joseph Street, and runs back between parallel lines 145 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 Thomas Moore Properties of record in Instrument No. 20070209-0017342 Register's Office for Davidson County, Tennessee, dated December 21, 2005 and recorded on February 09, 2007.

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. 20150223-0015591 Register's Office for Davidson County, Tennessee, dated August 07, 2014 and recorded on February 23, 2015.

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 1105 Joseph Avenue, Nashville, TN 37207-5422

(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 6th day of November, 2015.

D218, LLC

BY: Leslie Garside

Leslie Garside, Authorized Agent

STATE OF Tennessee

COUNTY OF Davidson

On this the 6th day of November, 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 6th day of November, 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