WARRANTY DEED

File #15579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER: $287,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7.3.2017

(AFFIX SEAL)

Julie Hamilton
State of Tennessee Notary Public
Davidson 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
Woody Marshall Brown	Same as New Owner	-072110Q00200CO
(NAME)	(NAME)	
2320 Burns Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Woody Marshall Brown,** 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 No. B on the Plan of 2318 Burns Street, a Horizontal Property Regime With Private Elements of record in Exhibit "A" of the Declaration of Covenants, Conditions and Restriction at Instrument No. 20150414-0032744, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to D223, LLC; a Tennessee Limited Liability Company by Warranty deed from Anna Frederick Ringemann and Andrew B. Gibson, Jr., Executors of the Estate of James D. Stevens of record in Instrument No. 20131115-0118279 Register's Office for Davidson County, Tennessee, dated November 7, 2013 and recorded on November 15, 2013.

Being also known as 2318 Burns Street Nashville, TN 37216.

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 2320 Burns Street, Nashville, TN 37216

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

BILL GARRETT, Davidson County
Trans:T20150105454 DEEDWARR
Recvd: 12/14/15 14:39 2 pgs
Fees:13.00 Taxes:1061.90
20151214-0125601

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 10th day of December, 2015.

D223, LLC, a Tennessee limited liability company

BY: _____

Joshua L. Hunter, Authorized Agent

STATE OF Tennessee

COUNTY OF Davidson

On this the 10th day of December, 2015, before me, appeared Joshua L. 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, a Tennessee limited liability company and that said instrument was signed in behalf of said D223, LLC, a Tennessee limited, and said officer acknowledged said instrument to be the free act of deed of said D223, LLC, a Tennessee limited.

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

LESLIE GAMBLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public: _____

My commission expires: 1/20/19

(SEAL)

RETURN RECORDED DOCUMENTS TO:

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