WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160003318 DEEDWARR
Recvd: 01/13/16 13:40 2 pgs
Fees:13.00 Taxes:1143.30
20160113-0003647

File #15655

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/8/18

(AFFIX SEAL)

ANGELA Y. BOSTON WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

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
Christopher Allen	United Wholesale Mortgage	-071-16-0A-001.00-CO
(NAME)	(NAME)	
723 Douglas Avenue	1414 East Maple Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-5563	Troy, MI 48083	
(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 **Christopher S. Allen, a single man** 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. 1 on the Plan of The Flats at Highland Heights of record in Declaration of Covenants, Conditions and Restrictions for The Flats at Highland Heights, a Horizontal Regime with Private Elements, in Instrument No. 20150203-0010060, as amended in Instrument No. 20150609-0054331 and Instrument No. 20151117-0116729, said plan being shown on Exhibit B to said amendment, 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 Michael B. Taylor and wife, Barbara J. Taylor of record in Instrument No. 20131023-0110391 Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on October 23, 2013.

Being a portion of the same property conveyed to D223, LLC, a Tennessee Limited Liability Company by Special Warranty deed from D220, LLC, a Tennessee Limited Liability Company, D222, LLC, a Tennessee Limited Liability Company and D223, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140723-0065568 Register's Office for Davidson County, Tennessee, dated July 23, 2014 and recorded on July 23, 2014.

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 723 Douglas Avenue, Nashville, TN 37207-5563

(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 5th day of January, 2016.

D223, LLC

BY: _____

Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua L. Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Authorized Agent of D223, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself/herself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 7/3/2017

RETURN RECORDED DOCUMENTS TO:

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

