WARRANTY DEED

File #15636.1

BILL GARRETT, Davidson County
Trans: T20160007029 DEEDWARR
Recvd: 01/27/16 09:49 2 pgs
Fees: 13.00 Taxes: 1202.50

20160127-0007740

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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
Bryant Commercial Multiple	Same as New Owner	07214022200
(NAME)	(NAME)	
920 Frederica St	Same	
(ADDRESS)	(ADDRESS)	
Owensboro KY 42301		
(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 **Bryant Commercial Multiple, LLC,** 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 "1542" , 1542 Straightway Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for 1542 Straightway Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150422-0035986, as amended by 1st Amendment to Covenants of record in Instrument No. 20150429-0038438, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of 1542 Straightway Avenue, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150422-0035986, and Bylaws appended thereto as Exhibit "C", as amended by 1st Amendment to Covenants of record in Instrument No. 20150429-0038438 said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to D218, LLC, by Warranty deed from VLA, LLC, a Tennessee limited liability company of record in Instrument No. 20130424-0040420 Register's Office for Davidson County, Tennessee, dated April 16, 2013 and recorded on April 24, 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.

VERSION: May 7, 2014

unimproved ☐
This is improved ☒ property, known as 1542 Straightway Avenue, Nashville, TN 37206

(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 25th day of January, 2016.

D218, LLC

BY: Leslie Membrillo

Leslie Membrillo, auth. agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie Membrillo, 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 an authorized agent of D218, 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 25 day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 7.3.2017

Julie Hamilton
State of Tennessee
Notary Public
Davidson County

RETURN RECORDED DOCUMENTS TO:

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