WARRANTY DEED

File #15617

BILL GARRETT, Davidson County
Trans:T20160012507 DEEDWARR
Recvd: 02/16/16 11:55 2 pgs
Fees:13.00 Taxes:1113.70
20160216-0014337

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 $301,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7.3.2017
(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
Matthew J. Prisco	Same as New Owner	-071-16-0A-009.00-CO
(NAME)	(NAME)	
1302A Montgomery Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew J. Prisco, unmarried and Christopher M. Prisco, unmarried*** 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:

* as tenants in common with right of survivorship

Land in Davidson County, Tennessee, being Unit No. 9 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, 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 the same property conveyed to Michael B. Taylor and wife, Barbara J. Taylor by Warranty deed from Patricia Thompson Fagan, Executrix for The Estate of Dallas Thompson, Sharon Hughes, Life Tenant, Lena Thompson Adkinson, Remainderman and Frank J. Thompson, Remainderman of record in Instrument No. 20001005-0098924 Register's Office for Davidson County, Tennessee, dated September 27, 2000 and recorded on October 05, 2000.

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.

Being also known as 1302A Montgomery Avenue Nashville, TN 37207.

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 1302A Montgomery Avenue, Nashville, TN 37207

(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 15th day of February, 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 15th day of February, 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