WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160026430 DEEDWARR
Recvd: 04/01/16 10:52 2 pgs
Fees:13.00 Taxes:1019.35
20160401-0030970

G-VRES-16-3508-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Killian **Hannah Carley**	**Avenue Bank**	
(NAME) **3508 Park Avenue**	(NAME) **111 10th Avenue South, Suite 200**	**092-13-0-071.00**
(ADDRESS) **Nashville, TN 37209-3930**	(ADDRESS) **Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DJ DESIGN & DEVELOPMENT CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL KILLIAN, AN UNMARRIED MAN, AND HANNAH CARLEY, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5, Block 7, on the Map of Charlotte Park Company's 2nd Addition to Nashville, of record in Plat Book 57, Pages 160 and 161, 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 DJ Design & Development Co., LLC, a Tennessee limited liability company by Warranty deed from Lisa K. Takett, unmarried and Connie S. Tackett and Gregory Tackett of record in Instrument No. 20150204-0010431 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 04, 2015.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 160 and 161, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3508 Park Avenue , Nashville, Tennessee 37209-3930**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31st DAY OF MARCH, 2016.

DJ Design & Development Co., LLC, a Tennessee limited liability company

BY: Dianne Johnson
Dianne Johnson
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANNE JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of DJ DESIGN & DEVELOPMENT CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of March, 2016.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212