Davidson County DEEDWARR
Recvd: 05/18/16 13:46 3 pgs
Fees:18.00 Taxes:1183.63
20160518-0049741

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May 2016 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 11/5/18
File No. 0001809	

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Zanetis	Ameris Bank	072-144-F-002.00-CO
(NAME) 1544 Straightway Avenue	(NAME) 1900 Pkwy Place	
(ADDRESS) Nashville, TN, 37206	(ADDRESS) Marietta GA 30067	
(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, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **William Zanetis, 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. 1544 of 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 a portion of 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 19, 2013 and recorded on April 24, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable easements, governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1544 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 12th day of May, 2016.

D218, 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 an authorized agent of D218, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such an authorized agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as an authorized agent.

Witness my hand this 12th day of May, 2016.

Notary Public

My commission expires: 7/3/2017

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Julie Hamilton
State of Tennessee Notary Public
Davidson County

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

