WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/16 14:24 2 pgs
Fees:13.00 Taxes:980.50
20160621-0063147



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $265,000.00.

Affiant

Subscribed and sworn to before me this 17th day of June, 2016.

Notary Public
My Commission expires: 1/5/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
DC Nashville Real Estate II, LLC	New Owner	Map 103-2 Parcel 49
1401 Fairview Drive		
Mt. Juliet, TN 37122		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Willa J. Hinds, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **DC Nashville Real Estate II, LLC, a limited liability company** it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being part of Lot No. 20 on the map of the subdivision of the CC Vernon Farm as of record in Book 161, page 164, Register's Office for said County, described according to a survey made by HB Fowlkes, July 1945, as follows:

Beginning on the westerly margin of Orlando Avenue at a point 584 feet north of the northerly margin of Burgie Street, said point being the northeast corner of the property conveyed to Elizabeth G. Roy by deed from EM Dotson etal of record in Book 1286, page 555, said Register's Office; thence with said Avenue N. 8° 50' East 60 feet to the southeast corner of the McFarland property; thence with McFarland's southerly line S. 89° 10' West 150 feet; thence S. 9° 20' West 52.25 feet to Roy's northwest corner; thence with Roy's northerly line S 88° 55' East 150 feet to the beginning.

Being the same property conveyed to Willa Hinds, an unmarried woman, from Roseann Hillis Connolly and Stephen James Connolly, husband and wife, by deed on September 6, 2013, of record in Instrument Number 20130909-0095060, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 161, page 164, Register's Office Davidson County, Tennessee.

This is improved property known as: **219 Orlando Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 17, ~~2016.~~

Willa J. Hinds by Jennifer R. Pierce as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Willa J. Hinds, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Willa J. Hinds, the bargainor(s), by the said Jennifer R. Pierce, as Attorney-in-Fact.

WITNESS my hand and seal, this 17th day of June, 2016.

NOTARY PUBLIC My Commission Expires: 1/5/19

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.