WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160074601 DEEDWARR
Recvd: 08/26/16 09:37 2 pgs
Fees:13.00 Taxes:1129.43
20160826-0089405

File No. 0001736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$303,100.00~~ $305,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Ralph E. Smith	new owner	071-16-0A-022.00 CO
(NAME)	(NAME)	
719 Douglas Avenue, #4		
(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, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ralph E. Smith, a single man,** HEREINAFTER CALLED THE GRANTEE, THEIR 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, Unit No. 22 on the Plan of The Flats at Highland Heights, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150203-0010060, as amended in 20150609-0054331 amending said Exhibit "B", and amended in 20151117-0116729, 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 a portion of the same property conveyed to D220, LLC, a Tennessee, limited liability company by warranty deed from Kenneth J. Polly and William R. Hostettler of record in Instrument No. 20130715-0072630 Register's Office for Davidson County, Tennessee, dated 07/11/2013 and recorded on 07/15/2013.

Being a portion of the same property conveyed to D220, LLC, a Tennessee, limited liability company, D222, LLC, a Tennessee, limited liability company, by warranty deed from Gloria Benson of record in Instrument No. 20130916-0097113 Register's Office for Davidson County, Tennessee, dated 08/30/2013 and recorded on 09/16/2013.

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 09/20/2013 and recorded on 10/23/2013.

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, D223, LLC, a Tennessee, limited liability company, of record in Instrument No. 20140723-0065568 Register's Office for Davidson County, Tennessee, dated 07/23/2014 and recorded on 07/23/2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable 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, Register's Office for Davidson County, Tennessee. .

unimproved ☐
This is improved ☒ property, known as 719 Douglas Avenue, #4, 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 23rd day of August, 2016.

D223, LLC

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 to be Authorized Agent of D223, LLC, a Tennessee LLC, the within named bargainor, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Agent.

Witness my hand this 23rd day of August, 2016.

Tabatha Edwards
Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206