WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103621 DEEDWARR
Recvd: 11/23/16 09:39 2 pgs
Fees:13.00 Taxes:1202.50
20161123-0123620

Julie Hamilton
State of Tennessee
Notary Public
Davidson County

File No. 0002151

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/3/2017
(AFFIX SEAL)

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
Andrea Janae Small and Benjamin Elijah Small	Same as New Owner	094 05 0 058.00
(NAME)	(NAME)	
936 South 13th Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(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, **D221, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Elijah Small and Andrea Janae Small, husband and wife as joint tenants with full rights of survivorship,** 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, being Lot 104 on the Map of Shelby Heights Subdivision, Section One revised, as of record in Book 2330, page 171, Register's Office for said County.

Said Lot 104 fronts 50.0 feet on the Northwesterly margin of South 13th Court and extends back 161.7 feet on the Northeasterly line and 128.1 feet on the Southwesterly line to a dead line measuring 97.7 feet thereon.

Being the same property conveyed to D221, LLC by Quit Claim Deed by D218 Land Trust recorded on August 6, 2013 in Instrument No. 20130806-0082550, in the Register's Office of Davidson County, Tennessee.

Being also the same property conveyed to Harlan Dodson, Trustee of the D218 Land Trust, with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary, by Deed from Mark E. Turner a/k/a E. Mark Turner, married, dated 4/8/2013, recorded 4/15/2013, and appearing of record at Instrument No. 20130415-0037140, Register's Office for Davidson County, Tennessee.

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 and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 936 South 13th Court, 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 21st day of November, 2016.

D221, LLC

Leslie Membrillo

By: Leslie Membrillo
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie Membrillo, 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 D221, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Authorized Agent.

Witness my hand this 21st day of November, 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
1104 Fatherland Street
Nashville, TN 37206