WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106229 DEEDWARR
Recvd: 12/02/16 13:09 2 pgs
Fees:13.00 Taxes:2035.00

20161202-0126741

File No. TE0002385

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-3-19
(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
Ryan David Janse van Rensburg and Stephanie Jean Janse van Rensburg	NEW OWNER	094-01-0-168.00
(NAME)	(NAME)	
1015 Glenview Drive		
(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, **D219, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan David Janse van Rensburg and Stephanie Jean Janse van Rensburg,** husband and wife, 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 No. 26 on the Map of Haynie's Central Park Plan, of record in Plat Book 161, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to D219, LLC, a Tennessee Limited Liability Company by Warranty Deed from Rare Earth Properties, a Tennessee General Partnership composed of Worldwide Properties, LLC and Oasis Property, LLC and Coordination Plus, LLC, a Tennessee Limited Liability Company, recorded on the 24th day of June, 2013 in Instrument No. 20130624-0064464, in the Register's Office of 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 1015 Glenview Drive, 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 28th day of November, 2016.

D219, 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 Authorized Agent of D219, LLC, a Tennessee LLC, 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 28th day of November, 2016.

Tabatha Edwards
Notary Public

My commission expires: 11-5-16

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206