# WARRANTY DEED

J-MW-17-1620-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20170013695 DEEDWARR
Recvd: 02/15/17 10:18 3 pgs
Fees:18.00 Taxes:462.50
20170215-0015553

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **D3M, LLC** | **New owner** | |
| (NAME) | (NAME) | **071-02-0-022.00** |
| **1516 Hampton St.** | | **071-02-0-023.00** |
| (ADDRESS) | (ADDRESS) | **071-02-0-024.00** |
| **Nashville, TN 37207** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD HARRIS,, JR. AND DONALD HARRIS AND NYLA JEFFERSON AND MYKA GODWIN AND SHAREESE HARRIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **D3M, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 1, 2 and 3 on the Plan of E. C. Scruggs Avondale Plan, 1st Addition, of record in Plat Book 161, Page 13, 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 the same property conveyed to John P. Haynie and wife, Anna Haynie by Deed from John D. Haslett and wife, Ann D. Haslett, of record in Book 3179, Page 375, Register's Office for Davidson County, Tennessee, dated January 19, 1961 and recorded on January 26, 1961. The said John P. Haynie having since died, leaving his wife, Anna Haynie, as the surviving tenant by the entirety. The said Anna Haynie died in 1976, and title vested in her surviving heirs at law, with title being further conveyed to the heirs of Anna Haynie by Order of the Chancery Court for Davidson County, Tennessee, Case No. A-3479, of record in Book 6276, Page 475, Register's Office for Davidson County, Tennessee, dated June 21, 1978 and recorded April 24, 1984.

Being the same property conveyed to Ronald Harris by Quitclaim Deed from Anna Lee Simmons, as to a 1/5th undivided interest, of record in Instrument No. 20040414-0041944, Register's Office for Davidson County, Tennessee, dated March 22, 2004 and recorded on April 14, 2004, and to Ronald Harris by Order of the Chancery Court for Davidson County, Tennessee in the case of Ronald Harris, Plaintiff and Charles F. Haynie, Jr., et al, Defendants, Case No. 02-3178-IV, Order Control No. 490846, of record in Instrument Number 20060124-0009080, Register's Office for Davidson County, Tennessee, dated January 20, 2006 and recorded January 24, 2006, wherein all rights, title and interests of Ronald Harris, Plaintiff and Charles F. Haynie, Jr., Arlette Haynie, Erica Haynie, Reba Jean Hayes, Mary Lassiter, Kenneth Haynie, Rhonda Richards, Judy Evans, Delores Mitchell, Irma Gail Harter, LaDonna Ruiz, Ollie Parham, Nina Parham, Judith Darlene Parrish, John Frank Smith, Randall Wayne Smith, Beverly Diane Simmons, Pamela Faye Goodfred and Patricia Ruth Murphy, being the Heirs at Law of Annie Haynie, Defendants, was divested out of them and each of them and vested in Ronald Harris as an indefeasible inheritance in fee simple forever.

Being the same property conveyed to Ronald Harris, Jr., Donald Harris, Nyla Jefferson, Myka Godwin and Shareese Harris by Quitclaim Deed from Ronald Harris, of record in Instrument No. 20120127-0007685, Register's Office for Davidson County, Tennessee, dated May 15, 2009 and recorded on January 27, 2012.

****Said property is not the primary residence of any of the Grantors.**

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 13, Register's Office for

Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1620 Hampton Street , Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 13th DAY OF FEBRUARY, 2017.

Ronald Harris, Jr. by Donald Harris, Attorney-In-Fact

Donald Harris

Nyla Jefferson by Donald Harris, Attorney-In-Fact

Myka Godwin

Shareese Harris by Donald Harris, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RONALD HARRIS,, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said RONALD HARRIS,, JR.

Witness my hand and official seal, this the 13th of February, 2017.

Notary Public

My Commission Expires: 8/20/2019

(SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD HARRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2017.

Notary Public

My Commission Expires: 8/20/2019

(SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

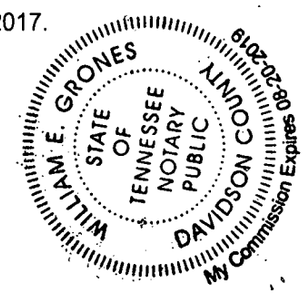
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NYLA JEFFERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said NYLA JEFFERSON.

Witness my hand and official seal, this the 13th of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



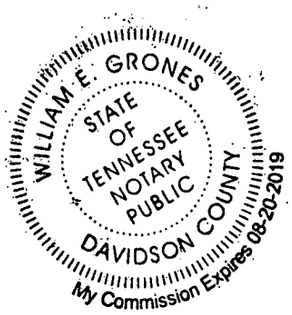

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MYKA GODWIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



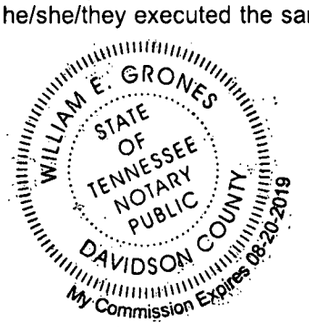

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHAREESE HARRIS, and who acknowledged he/she/they executed the same as the free act and deed of the said SHAREESE HARRIS.

Witness my hand and official seal, this the 13th of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212