WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$255,000.00.**

Affiant

Subscribed and sworn to before me this 29 day of March, 2018.

Notary Public
My Commission expires: 8/5/18
(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:
Laurie M. Connors	Gardner Financial Services, LTD, dba Legacy Mutual Mortgage	10302025100
219 Orlando Avenue	3503 Paesanos Parkway	
Nashville, TN 37209	San Antonio, TX 78231	

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, **DC Nashville Real Estate II, LLC, a limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Laurie M. Connors, a married woman**, her heirs 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 DC Nashville Real Estate II, LLC, from Willa J. Hinds, unmarried, by Warranty Deed on June 17, 2016, of record in Instrument Number 20160621-0063147, 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 2018 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 for 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.

Bill Garrett Davidson County
Batch# 75819 DEEDWARR
04/03/2018 10:41:30 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20180403-0030944

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 March 29, 2018.

DC Nashville Real Estate II, LLC

By: Darin Cunningham, Member

State of Tennessee)
County of Rutherford)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Darin Cunningham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of DC Nashville Real Estate II, LLC the within named bargainor, a limited liability company and that as the Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the DC Nashville Real Estate II, LLC as Member.

Witness my hand, at office, this 29th day of March, 2018.

Notary Public

My commission expires: 1/15/19

ROBERT HOUSTON ANN
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: 5-3-2021

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