PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160047249 DEEDWARR
Recvd: 06/06/16 09:24 2 pgs
Fees:13.00 Taxes:1498.50
20160606-0056536

W & I Ref: (DM) Title No.: 58266
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
D&M Development, LLC, a North Dakota limited company 905 Southside Place Nashville, TN 37203	New Owner

TAX MAP PARCEL NUMBERS: 10501057100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$405,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Minna Cook Gioia and spouse, Bradford Gioia**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **D&M Development, LLC, a North Dakota limited company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Edgehill Estates Section One Hundred of record in Book 4860, page 25, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Minna Gioia, a married woman and Jan Pass, a married woman, as tenants in common by Warranty Deed from Deborah A. Bowers, Executrix of The Estate of Inez Irene Kinzer, dated August 22, 2008, recorded on August 27, 2008 of record in Instrument No. 20080827-0088092, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 21, 2015, recorded December 29, 2015, of record in Instrument No. 2015129-0130704, said Register's Office. Subject property was conveyed to Minna Cook Gioia and spouse, Bradford Gioia.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable.
The Plan, of record in Book 4860, page 25, said Register's Office, which Plan shows a 30 foot minimum building set back line from 9th Avenue South now Southside Place and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

This is improved property, known as 905 Southside Place, Nashville, TN

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of June, 2016.

Bradford Gioia by Minna Gioia, attorney in fact — Minna Cook Gioia

Bradford Gioia by Minna Gioia, Attorney-In-Fact **Minna Cook Gioia**

State of Tennessee

County of Davidson

On this 2nd day of June, 2016, before me the undersigned authority, personally appeared Bradford Gioia and Minna Cook Gioia, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of ~~Davidson~~ Wilson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $405,000.00.

Affiant

Sworn and subscribed before me this 2nd day of June, 2016.

Notary

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/1/2017