Warranty Deed

BILL GARRETT, Davidson County
Trans:T20170045915 DEEDWARR
Recvd: 05/31/17 09:47 2 pgs
Fees:13.00 Taxes:2781.32
20170531-0053855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $751,709.00.

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2017.

Notary Public

My commission expires:

SANDRA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephen M. Everard Sandra Everard	new owners	
905 Southside Place		105-01-2J-001.00
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **D&M DEVELOPMENT, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN MARTIN EVERARD AND SANDRA EVERARD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 905, Townhomes at 905-907 Southside, as shown in the Declaration of Covenants, Conditions and Restrictions for Townhomes at 905-907 Southside, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(b)) of record in Instrument Number 20160811-0083549, 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 a part of the same property conveyed to Minna Gioia, a married woman and Jan Pass, a married woman, as tenants in common by deed from Deborah A. Bowers, Executrix of the Estate of Inez Irene Kinzer, of record in Instrument 200808270088092, Register's Office for Davidson County, Tennessee, dated August 22, 2008. Further being conveyed to Minna Cook Gioia and spouse, Bradford Gioia by Quitclaim Deed from Jan Pass and Minna Cook Gioia, dated December 21, 2015, recorded December 29, 2015, of record in Instrument No. 20151229-0130704, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to D&M Development, LLC, a North Dakota limited company by Warranty deed from Minna Cook Gioia and spouse, Bradford Gioia of record in Instrument No. 20160606-0056536 Register's Office for Davidson County, Tennessee, dated June 2, 2016 and recorded on June 6, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 905 Southside Place, Nashville, TN 37203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of May, 2017.

D&M Development, LLC

Jay Mikolinski, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jay Mikolinski, 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 the Authorized Member of D&M Development, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of May, 2017.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021