Bill Garrett Davidson County
Batch# 24193 DEEDWARR
11/08/2017 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20171108-0115235

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00 Affiant Subscribed and sworn to before me, this the 1st day of November, 2017. Notary Public My commission expires:

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:
D&M Development, LLC		
126 Oxbow Lane	New Owner	070070.42 & 070070.43
Northford, CT 06472		

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, **MICHAEL ANDREW WEAKS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D&M DEVELOPMENT, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 (1030 Alice St. 070070043.00)

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being the southerly part of Lot No. 17 on the map showing subdivision of J.A. Spurlock's Land, made April 21, 1925, by Erle Drake, County Surveyor for said County, not of record, described as follows:

Beginning at a point in the low water mark of the Cumberland River at the southwest corner of a part of Lot No. 27 conveyed to Larry S. Thomas and wife, by M. H. Webb and wife, by deed of record in Book 2591, page 184, Register's Office for said County; thence with the low water mark of said River, westwardly 60 feet to the center of a spring branch, the southeast corner of Lot No. 16 on said plan; thence with the center of said branch North 47 1/4 degrees West 240 feet; thence northeastwardly 175 feet, more or less, to a point in the line between Lots Nos. 17 and 19, North 21 1/2 degrees West 55 feet from a point opposite the center of Alice Avenue; said point being in the western boundary line of a part of said Lot No. 19 conveyed to Donald M. Green and wife, by M.H. Webb and wife, by deed of record in Book 2545, page 286, said Register's Office; thence with said Green's line, South 21 1/2 degrees East 55 feet to Green's southwest corner and Thomas' northwest corner; thence with the western boundary line of said Thomas' property, South 20 1/4 degrees East 225 feet to the beginning.

Together with a 25-foot easement for a roadway with right of ingress and egress described as follows:

Beginning at a point in the northern boundary line of the above described property 20 feet westerly from the northeast corner of said above described property; thence North 25 1/2 degrees West 3620 feet, more or less, to the southwest corner of a part of Lot No. 17 conveyed to Henry Oliver Bulan and wife, by Mai Shaw and husband of record in Book 1302, page 156, said Register's Office, now owned by Leon C. Carney and wife, continuing in the same direction of the western boundary line of said Carney property 311.4 feet, more or less, to the southerly margin of West Trinity, formerly Youngs Lane, as now widened; thence with the southerly margin of said Lane, South 69 1/2 degrees West 20 feet to a point opposite the northeast corner of a part of said Lot no. 17 conveyed to George R. Allen and wife, by Mai Shaw and husband, by deed of record in Book 1453, page 127, said Register's Office , now owned by Garland R. Allen and wife; thence with the eastern boundary line of said Allen property, South 24 1/2 degrees East 311 feet, more or less; thence South 25 1/2 degrees East 625 feet, more or less, to the northerly margin of the above described property; thence with the northerly margin of said property northeastwardly 25 feet, more or less, to the beginning.

Being the same property conveyed to John Weaks by Warranty deed from William Belfanz of record in Book 4634, page 980, Register's Office for Davidson County, Tennessee, dated August 28, 1972 and recorded on September 6, 1972.

Being the same property conveyed to John Edward Weaks by Quitclaim deed from Lucy Neal Weaks of record in Book 9121, page 790, Register's Office for Davidson County, Tennessee, dated October 19, 1993 and recorded on October 21, 1993.

John Edward Weaks having since died, leaving the property to Sharon Shaye Weaks Mitchell, John Weaks, Jr., Karen Kaye Weaks Long, Michael Andrew Weaks and Jason Corey Weaks in Last Will and Testament of record at Instrument No. 20110329-0024212.

Being a portion of the same property conveyed to Michael Andrew Weaks by Quitclaim deed from Sharon Shaye Weaks Mitchell, John Weaks, Jr., Karen Kaye Weaks Wright and Jason Corey Weaks of record in Instrument No. 20110531-0041121, Scrivener's Affidavit of record at Instrument No. 20110726-0056990, Register's Office for Davidson County, Tennessee, dated May 20, 2011 and recorded on May 31, 2011.

Tract 2 (0 W. Trinity Ln. 070070042.00)

Land in Davidson County, Tennessee, being part of Lot No. 17 on the Spurlock Lands, not of record, according to a survey made by Geo. W. Watkins, Surveyor, June 6, 1958, as follows;

Beginning at an iron pin in the westerly margin of a 25 foot lane, said pin being 25 feet west of the corner of Lot No. 18 and also being the southeast corner of a part of Lot No. 17 conveyed to L. B. Allen by deed from Mai Shaw of record in Book 2746, page 557, Register's Office for said county; thence with the margin of said lane, South 22 degrees East 312.5 feet to an iron pin; thence leaving said lane, South 41 degrees West 190 feet to an iron pipe in the center of a branch; thence along the center lf the branch, North 65 degrees 15 minutes West 118 feet to a stake; thence North 47 degrees 30 minutes West 68.2 feet to an iron pipe; thence on a due north line that crosses and recrosses said branch 269 feet to an iron pin in the south line of a 1.51 acre tract shown on said survey; thence North 68 degrees 30 minutes East 167.5 feet to the beginning, containing 1.88 acres, more or less.

Grantors also quitclaims the following described property which adjoins the above property:

Beginning at the northeast corner of the above described property; thence South 22 degrees East 80 feet with said 25 foot lane; thence leaving said lane, southwesterly 150 feet; thence North 65 degrees West 30 feet to the southeasterly corner of the above conveyed property; thence North 41 degrees East 190 feet to the beginning

Being the same property conveyed to John E. Weaks and wife, Lucy N. Weaks by Warranty deed from Cletus Ball and wife, Lennice Ball of record in Book 7429, page 237, Register's Office for Davidson County, Tennessee, dated December 8, 1987 and recorded on December 17, 1987.

Being the same property conveyed to John Edward Weaks by Quitclaim deed from Lucy Neal Weaks of record in Book 9121, page 785, Register's Office for Davidson County, Tennessee, dated October 19, 1993 and recorded on October 21, 1993.

John Edward Weaks having since died, leaving the property to Sharon Shaye Weaks Mitchell, John Weaks, Jr., Karen Kaye Weaks Long, Michael Andrew Weaks and Jason Corey Weaks in Last Will and Testament of record at Instrument No. 20110329-0024212.

Being a portion of the same property conveyed to Michael Andrew Weaks by Quitclaim deed from Sharon Shaye Weaks Mitchell, John Weaks, Jr., Karen Kaye Weaks Wright and Jason Corey Weaks of record in Instrument No. 20130321-0027860, Register's Office for Davidson County, Tennessee, dated February 27, 2013 and recorded on March 21, 2013.

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.

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 1st day of November, 2017.

Michael Andrew Weaks

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 Michael Andrew Weaks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of November, 2017.

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

Notary Public