Bill Garrett Davidson County
Batch# 41112 DEEDWARR
12/27/2017 10:01:34 AM 2 pgs
Fees: $13.00 Taxes: $3,108.00
20171227-0130999

Warranty Deed

REBECCA SHIELDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $840,000.00. Affiant Subscribed and sworn to before me, this the 19th day of December, 2017. Notary Public My commission expires: 2/8/2021

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:
Michael A. Tempora, Jr. Linda T. Everk	New Owner	
909 Southside Pl.		105-01-2L-001.00-CO
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 TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL A. TEMPORA, JR. AND LINDA T. EVERK,** 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 No. 909, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 909-911 Southside, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161115-0120359, and being shown on Plat attached thereto as Exhibit "C", 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 portion of the same property conveyed to Bonnie F. Shinault, unmarried by Warranty deed from Metropolitan Development and Housing Agency of record in Book 7918, page 448 Register's Office for Davidson County , Tennessee, dated July 31, 1989 and recorded on August 18, 1989.

Being a portion of the same property conveyed to Bonnie F. Bryant and husband, William D. Bryant, Sr. by Quitclaim deed from Bonnie F. Bryant (formerly known as Bonnie F. Shinault) of record in Book 10526, page 939 Register's Office for Davidson County , Tennessee, dated June 30, 1997 and recorded on July 11, 1997.

Being a portion of the same property conveyed to Ralph N. Durante, Jr. and James Mikolinski, as tenants in common by Warranty deed from Bonnie F. Bryant and husband, William D. Bryant, Sr. of record in Instrument No. 20160815-0084820 Register's Office for Davidson County, Tennessee, dated August 10, 2016 and recorded on August 15, 2016.

Being a portion of the same property conveyed to D&M Development, LLC, a North Dakota limited liability company by Quitclaim deed from Ralph N. Durante, Jr. and James Mikolinski of record in Instrument No. 20170608-0057703 Register's Office for Davidson County, Tennessee, dated June 07, 2017 and recorded on June 08, 2017.

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 909 Southside Pl., 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 19th day of December, 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 19th day of December, 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