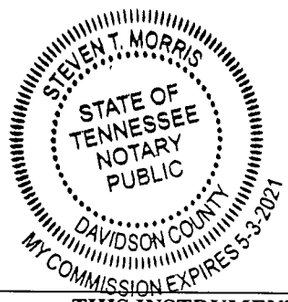
Bill Garrett Davidson County
Batch# 44077 DEEDWARR
01/03/2018 03:11:55 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20180103-0001068

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $675,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of December, 2017. Notary Public My commission expires: 5-3-21

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		070-07-0-034.00 070-07-0-034.01 070-07-0-034.02 070-07-0-034.03
126 Oxbow Lane	New Owner	070-07-0-034.04 070-07-0-039.00
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, TIMOTHY RAY CALVO AND TINA REENA CALVO, HUSBAND AND WIFE**, 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 DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 (948B Youngs Ln. 070070034.00)

Land situated in Davidson County, Tennessee being parts of lot numbers 22, 23, and 24 on the map of the subdivision of J.S. Spurlock Lands, not of record, described according to a survey made by Eric Drake, Davidson County, Surveyor, April 21, 1925.

Said parts of said Lots front 250 feet along the southerly line of No 18 of said subdivision and run back approximately 200 feet to a dead line which measures 250 feet.

Being the same property conveyed to Timothy R. Calvo and wife, Tina R. Calvo by Quitclaim deed from Anna Louise Calvo of record in Book 11468, page 445, rerecorded at Instrument No. 20011129-0130666, Register's Office for Davidson County, Tennessee, dated April 26, 1999 and recorded on May 7, 1999.

Tract 2 (0 Youngs Ln 07007034.01)

Land in Davidson County, Tennessee, being the easterly 50 feet of the northerly part of Lot No. 20 on the Map of J.S. Spurlock Lands, not of record, described according to a survey made by Erle Drake, County Surveyor, April 21, 1925, as follows:

Beginning at the northeast corner of the property conveyed to Marshall Walker and wife, by deed from M. H. Webb and wife, of record in Book 3610, page 465, Register's Office for Davidson County, Tennessee; thence with the line between Lots Nos. 20 and 21, northerly 212.60 feet to the southerly line of Lot No. 18; thence with said line, south 71 deg. west 50 feet; thence southerly 214 feet to the northwest corner of the Walker property; thence with Walker's northerly line, eastwardly 50 feet to the beginning.

Tract 3 (0 Youngs Ln. 07007034.04)

Land in Davidson County, Tennessee, being the westerly 50 feet of the northerly part of Lot No. 21 on the Map of J.S. Spurlock Lands, not of record, described according to a survey made by Erle Drake, County Surveyor, April 21, 1925, as follows:

Beginning at the southwest corner of the property conveyed to Gailey Clark Underhill and wife, by Deed from M.H. Webb and wife, of record in Book 3640, page 620, Register's Office for said County; thence westwardly 50 feet to the easterly line of Lot No. 20; thence with said line, northerly 212.60 feet to the southerly line of Lot No. 18; thence with said line, North 71 deg. East 50 feet to the northeast corner of the Underhill property; thence with the said line, southerly 210 feet, more or less, to the beginning.

Being the same property conveyed to Ruth Irene Hardin and Shirley Ann H. Smith by Warranty deed from Ruth Underhill, unmarried of record in Book 6691, page 927, Register's Office for Davidson County, Tennessee, dated October 24, 1985 and recorded on October 24, 1985.

Ruth Irene Hardin having since died, leaving this property to Shirley Ann Hardin Smith in her Will in Docket No. P91282.

Being the same property conveyed to Timothy Calvo and wife, Tina Calvo by Warranty deed from Shirley Ann Smith of record in Instrument No. 20160506-0044987 Register's Office for Davidson County, Tennessee, dated May 2, 2016 and recorded on May 6, 2016. (as to Tracts 2 and 3)

Tract 4 (0 Youngs Ln. 070070034.02)

Land in Davidson County, Tennessee, being the easterly 50 feet of the northerly part of Lot No. 21 and the westerly 50 feet of the northerly part of Lot No. 22 on the Map of J. S. Spurlock Lands, not of record, described according to a survey made by Erle Drake, County Surveyor, April 21, 1925, as follows:

Beginning at the southwest corner of the property conveyed to Alstein W. Osborn and wife by deed from M.H. Webb and wife, of record in Book 3458, page 439, Register's Office for Davidson County; thence with the Osborn's westerly line northerly 207 feet, more or less, to the southerly line of Lot No. 18; thence with said line westwardly 100 feet; thence southwardly 210 feet, more or less, to the northwest corner of the property conveyed to Hoyt R. Davis and wife, by deed from M.H. Webb, and wife, of record in Book 3610, page 438, said Register's Office; thence eastwardly and at all points 200 feet north of the center line of Alice Avenue, 100 feet to the beginning.

Being the same property conveyed to Ruth Irene Hardin and Shirley Ann H. Smith by Warranty deed from Wilma Underhill, unmarried of record in Book 7064, page 568, Register's Office for Davidson County, Tennessee, dated December 9, 1986 and recorded on December 9, 1986. Ruth Irene Hardin having since died, leaving this property to Shirley Ann Hardin Smith in her Will in Docket No. P91282.

Being the same property conveyed to Timothy Calvo and wife, Tina Calvo by Warranty deed from Shirley Ann Smith of record in Instrument No. 20160506-0044986 Register's Office for Davidson County, Tennessee, dated May 2, 2016 and recorded on May 6, 2016.

Tract 5 (1014 D W Trinity Ln. 070070034.03)

Land in Davidson County, Tennessee, being the northerly part of the westerly 50 feet of Lot No. 20 on the Map of J.S. Spurlock's Land, not of record, described according to a survey made by Erle Drake, County Surveyor, April 21, 1925, as follows:

Beginning on the line between Lots No. 19 and 20 at the northwest corner of the property conveyed to M.H. Webb by deed from D. B. Tune, Trustee, of record in Book 3615, page 29, Register's Office for said County; thence with the line between said two lots, northerly 216.5 feet to the southerly line of Lot No. 18; thence with said line, North 71 deg. East 50 feet; thence southerly 214.55 feet, more or less, to Webb's northeast corner; thence with Webb's northerly line, westerly 50 feet to the beginning.

Being the same property conveyed to Timothy Ray Calvo and wife, Tina Reena Calvo by Warranty deed from Charity Mission for Christ, a Tennessee Corporation of record in Instrument No. 20120928-0088812 Register's Office for Davidson County, Tennessee, dated September 27, 2012 and recorded on September 28, 2012.

Tract 6 (1014 C W. Trinity Ln.)

Land in the 13th Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 19 on the Map showing the Subdivision of J.S. Spurlock's Lands, not of record, described partly according to a survey by Erle Drake, County Surveyor, dated April 21, 1925, as follows:

Beginning at a point in the line between Lots Nos. 19 and 20 on said map, said point being the northeast corner of the property conveyed to R.C. Joyce and wife by deed from M.H. Webb and wife of record in Book 2545, Page 282, Register's Office for Davidson County, Tennessee; thence with the line between said Lots Nos. 19 and 20, northerly 216.5 feet to the southerly line of Lot No. 18 on said Map, thence with the line between said Lots Nos. 18 and 19, South 71 deg. West 100 feet to the easterly line of Lot no. 17 on said map; thence with the line between said Lots No. 17 and 19, South 21, deg. 30 min. east 220.5 feet to

the northwest corner of the property conveyed to Donald M. Green and wife by deed from M. H. Webb and wife, of record in Book 2545, page 286, Register's Office for Davidson County, Tennessee; thence with Green's northerly line and continuing with said Joyce's northerly line, easterly 100 feet, more or less, to the beginning.

Also conveyed herewith is the right to use of a 20' right of way extending from the Westerly margin of Old Young' s Lane across the Northerly line of Lots 20-26 in Book 3285, Page 40.

Being the same property conveyed to Timothy Ray Calvo and wife, Tina Reena Calvo by Warranty Deed from Charity Missions for Christ, a Tennessee Corporation of record in Instrument No. 20101019-0083721 Register's Office for Davidson County, Tennessee, dated October 15, 2010 and recorded on October 19, 2010.

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 1014 C West Trinity Lane, Nashville, TN 37218.

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 22nd day of December, 2017.

Timothy Ray Calvo

Timothy Ray Calvo

Tina Reena Calvo

Tina Reena Calvo

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 Timothy Ray Calvo and Tina Reena Calvo, 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 22nd 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