WARRANTY DEED

Bill Garrett Davidson County
Batch# 46384 DEEDWARR
01/10/2018 09:39:03 AM 2 pgs
Fees: $13.00 Taxes: $1,475.93

20180110-0003174

DANA DELVECCHIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

O-VRES-17-1804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Thomson	**First National Bank of Middle Tennessee**	
(NAME)	(NAME)	
1804 10th Avenue. N	**200 East Main Street**	**081-08-0-028.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**McMinnville, TN 37110**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DDM PROPERTIES & INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT THOMSON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 7 feet of Lot No. Part of 31 and the Northerly 23 feet, 5 inches of Lot No. 32 on the Plan of the Subdivision of Lot No. 1 in Woodard Property, called "Maple Grove" as of record in Plat Book 57, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said parts of Lots Nos. 31 and 32 front together 30 feet 5 inches on the Easterly side of 10th Avenue North, formerly Maple Street, and run back between parallel lines, 174 feet to an alley.

Being the same property conveyed to DDM Properties & Investments, LLC by Warranty deed from Patricia Rucker, a single woman of record in Instrument No. 20161117-0121250 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on November 17, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1804 10th Avenue. N, Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 5th DAY OF JANUARY, 2018.

DDM Properties & Investments, LLC

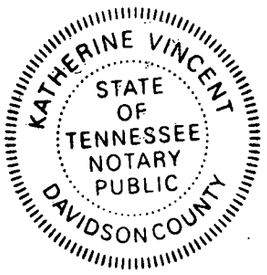
BY: _____
Damani Diallo Maynie
Sole Member / Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAMANI DIALLO MAYNIE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER / MANAGER of DDM PROPERTIES & INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER / MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of January, 2018.

_____
Notary Public
My Commission Expires: 7-6-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212