(1) Return to: BR...OUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Warranty Deed

Bill Garrett Davidson County Batch# 101425 DEEDWARR 06/07/2018 09:34:35 AM 2 pgs Fees: $13.00 Taxes: $3,256.00 20180607-0054664	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $880,000.00. Affiant Subscribed and sworn to before me, this the 1st day of June, 2018. Notary Public My commission expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

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
Howard Crosby Keltner	First Citizens National Bank	
919 Southside Place	200 West Court Street	105-02-1M-002.00-CO
Nashville, TN 37203	Dyersburg, TN 38024	

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 **HOWARD CROSBY KELTNER, A SINGLE MAN,** 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:

Being Unit B as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for Townhomes at 917 Southside Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171102-0112440, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to Thomas C. Broome and wife, Phyllis Kaye Broome, by Warranty Deed from Brian Poile, unmarried, dated June 11, 2008, of record in Instrument No. 20080613-0061286, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to D&M Development, LLC, a North Dakota limited liability company, by Warranty Deed from Thomas C. Broome and Phyllis Kaye Broome, husband and wife, dated September 18, 2017, of record in Instrument No. 20170922-0097629, corrected in Instrument No. 20171108-0115204, Register's Office for Davidson County, Tennessee.

Being the portion of property conveyed to D & M Development, LLC as a North Dakota limited liability Company by Warranty deed from Thomas C. Broome and Phyllis Kaye Broome, husband and wife of record in Instrument No. 20170922-0097629 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 22, 2017 and Scrivener's Affidavit recorded in Instrument No. 20171108-0115204.

The address of the herein described property is believed to be 919 Southside Place, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 June, 2018.

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 North Dakota 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 1st day of June, 2018.

Notary Public

My Commission Expires: 5-3-21

