# Warranty Deed

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| Bill Garrett Davidson County<br>Batch# 129011 DEEDWARR<br>08/14/2018 04:01:46 PM 2 pgs<br>Fees: $13.00 Taxes: $3,285.60<br>20180814-0080440 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $888,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 10th day of August, 2018.<br>Notary Public<br><br>My commission expires: |

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

**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: |
|---|---|---|
| Marc Steven Mariani<br>Carly Rowe Mariani | new owners | |
| 917 Southside Place | | 105-02-1M-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 NORTH DAKOTA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARC STEVEN MARIANI AND CARLY ROWE MARIANI, 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. A on the Plan of Townhomes at 917 Southside Place, Townhouse Planned Unit Development, as shown on Exhibit "C" of Townhomes at 917 Southside Place, of record in Instrument No. 20171102-0112440 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 the portion of property conveyed to Thomas C. Broome and wife, Phyllis Kaye Broome by Warranty deed from Brian Poile, unmarried of record in Instrument No. 20080613-0061286 Register's Office for Davidson County, Tennessee, dated June 11, 2008 and recorded on June 13, 2008.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES-18 917

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.

The address of the herein described property is believed to be 917 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 10th day of August, 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 10th day of August, 2018.

Notary Public

My Commission Expires: 5-3-21

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