Karen Y Johnson Davidson County
Batch# 171674 DEEDWARR
12/07/2018 03:49:53 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20181207-0119711

Warranty Deed

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this the 4th day of December, 2018. 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	NEW OWNER	
1018 West Trinity Lane		07007001300
Nashville, TN 37218		

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, **JOHN D. DENTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D&M DEVELOPMENT, LLC, 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:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the map showing the subdivision of J.A. Spurlock Lands, not of record, described as follows:

Beginning at a stake the southerly margin of West Trinity Lane, formerly Young's Lane, 766.6 feet west of the intersection of said Lane with the center line of Buena Vista Pike, being the northwest corner of that part of said Lot No. 17 conveyed to Garland R. Allen and wife, by deed from George R. Allen and wife, of record in Book 1854, Page 35, said Register's Office; thence with the southerly margin of said Lane S 69 degrees 30'W, 123.6 feet; thence with a fence S22 degrees, E, 532 feet to an iron pin; thence N 68 degrees 30'E, 124 feet to an iron pin at the southwest corner of that part of said Lot No. 17 conveyed to L.B. Allen by deed from Mai Shaw, of record in Book 2746, Page 557, said Register's Office; thence with said L.B. Allen and George R. Allen's western boundary lines, N22 degrees W, 531.5 feet to the beginning.

Included in this description but specifically excluded therefrom is that property conveyed to Metropolitan Government for Nashville/Davidson County, Tennessee, containing 0.003 acres, more or less, of record in Book 8268, Page 807, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John D. Dennon by Warranty deed from Robert Dale Shemin of record in Instrument No. 20080117-0005604 Register's Office for Davidson County, Tennessee, dated January 17, 2008 and recorded on January 17, 2008.

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 1018 West Trinity Lane, Nashville, TN 37218, 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 4th day of December, 2018.

John D. Denton

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 John D. Denton, 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 4th day of December, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021