WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson BS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 950,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2019.

Notary Public

COMMISSION EXPIRES: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 255202 DEEDWARR
07/11/2019 09:42:57 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20190711-0067565

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Michael Ponting Lauren Elizabeth Madden	First Tennessee Bank NA	105-01-2-V00-20-0CO
(NAME)	(NAME)	
1002 Southside Place	12195 metro Pkwy ste 2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Fort myers FL 33966	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **D&M Development, LLC, a North Dakota Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Michael Ponting, unmarried man and Lauren Elizabeth Madden, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Townhomes at 1000 Southside Place, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), of record at Instrument No. 20171102-0112439, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to D&M Development, LLC, a North Dakota Limited Liability Company by Quitclaim Deed from James A. Mikolinski Sr., filed for record on March 13, 2018 as Instrument No. 20180313-0023843, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James A. Mikolinski, Sr. married by Warranty deed from Casey D. Summar and Trenton L. Summar, wife and husband of record on July 13, 2017 in Instrument No. 20170713-0070666 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1002 Southside Place (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37203 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 1st day of July, 2019.

D&M Development, LLC, a North Dakota Limited Liability Company

By: _____
Jay Mikolinski, Authorized Member

State of Tennessee

County of Davidson

Jay Mikolinski Authorized Member for

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared D&M Development, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 1st day of July, 2019.

_____
Robert L. Scruggs

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021