WARRANTY DEED

Karen Johnson Davidson County
Batch# 257454 DEEDWARR
07/16/2019 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190716-0069435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$450,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL)

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D&M Development, LLC	Same As New Owner	**Map 70.07**
(NAME) 1001 South Street	(NAME)	**Parcel 17**
Nashville, TN 37203	(ADDRESS)	
(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, WE, **MICHAEL LARUE AND CHARLIE LARUE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D&M DEVELOPMENT, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTEES, 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 Nos. 17 and 18 on the Map showing subdivision of J. A. Spurlock's Land, made April 21, 1925, by Erle Drake, County Surveyor for Davidson County, Tennessee, not of record, described as follows:

BEGINNING at a point on the Easterly margin of a lane, 311.4 feet Southerly from the intersection of said margin and the center line of West Trinity, formerly Youngs Lane, said point being the Southwest corner of the property conveyed to Leon C. Carney and wife, by deed from Henry Oliver Hulan, of record in Book 1787, Page 533, Register's Office for said County, thence with the Southerly boundary line of said Carney property North 69 degrees 30 minutes East 140 feet to Carney's Southeast corner; thence with Carney's Eastern boundary line, North 21 degrees 30 minutes West 199 feet, more or less, to the Southwest corner of the property conveyed to Ida Belle Baxter by deed from Douglas Edward Miles and Wife, of record in Book 2088, Page 348, said Register's Office; thence, with Baxter's Southern boundary line North 69 degrees 30 minutes East 140 feet to Baxter's Southeast corner, said point being in the Westerly boundary line of the property conveyed to Jesse Edloe Watkins and wife, by deed from William H. Cole and wife, of record in Book 2094, Page 73, said Register's Office; thence with the Westerly boundary line of said Watkin's property South 21 degrees 30 minutes East 251.6 feet, more or less, to Watkin's Southwest corner, said point being also in the Northern boundary line of the property conveyed to M. H Webb and wife, by deed of record in Book 2443, Page 4, said Register's Office; thence with the Northern boundary line of said Webb property, South 71 degrees West 280 feet, more or less, to the Easterly margin of said lane; thence with the Easterly margin of said lane, Northwardly 243 feet, more or less, to the beginning.

BEING the same property conveyed to Michael Larue and Charlie Laure by Quitclaim Deed from Michael Larue, filed for record on February 22, 2016 as Instrument No. 20160222-0016317, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1014B West Trinity, Nashville, TN 37218**

(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 13th **July, 2019.**

Michael Larue

Michael Larue

Charlie Larue

Charlie Larue

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Michael Larue and Charlie Larue,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of July, 2019.

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

Robert L Scruggs

Notary Public

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robert L Scruggs
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

