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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2019.

Notary Public

COMMISSION EXPIRES: _____

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

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 309384 DEEDWARR
10/31/2019 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20191031-0112291

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D&M Development, LLC	Same As New Owner	105-01-0-531
(NAME)	(NAME)	
1078 Archer Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **Joe M. Smith, Alfred T. Caruthers, Melvin B. Caruthers, Neil M. Caruthers, Tony V. Caruthers, and Frances Goodson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D&M Development, LLC, a North Dakota Limited Liability Company,** 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 in Davidson County, Tennessee, being Lot No. 28 on the Plan of Southside Park, of record in Book 4460, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clara L. Smith, a single woman by Deed from John Harwell and R. E. Hooper, filed for record on May 28, 1974 in Book 4819, page 117, Register's Office for Davidson County, Tennessee. Clara L. Smith died June 1, 2019, testate, leaving the property to the following devisees, 1/6th to each: Joe M. Smith, Alfred T. Caruthers, Melvin B. Caruthers, Neil M. Caruthers and Tony V. Caruthers (all of whom are heirs at law, as verified in the Affidavit of Heirship, of record as Instrument No. 201910310112289 _____, Register's Office for Davidson County, Tennesse) and Frances Goodson. The Will of Clara L. Smith will be probated in the Probate Court for Davidson County, Tennessee, but, as of the date of this Deed, the case has not been filed.

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 1078 Archer Street Nashville TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (State) (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 30th day of October, 2019.

Joe M. Smith

Alfred T. Caruthers

Melvin B. Caruthers

Neil M. Caruthers

Tony V. Caruthers

Frances Goodson
By: Tony V. Caruthers, Attorney in Fact

STATE OF TENNESSSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Neil M. Caruthers, **Joe M. Smith, Alfred T. Caruthers, Melvin B. Caruthers, and Tony V. Caruthers,** 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 30th day of October 2019.

Notary

Commission Expires: _____

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

STATE OF TENNESSSEE
COUNTY OF DAVIDSON

WITNESS my hand and seal this 30th day of October 2019.

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Tony V. Caruthers,** to me known (or proved to me on the basis of satisfactory evidence, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Frances Goodson,** and acknowledged that he executed the same as the free act and deed on behalf of Frances Goodson.

Notary

Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), do hereby make oath that I am a licensed attorney and/or the 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 (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

