THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200628274

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,399,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of August, 2020.

Notary Public
My Commission Expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 455356 DEEDWARR
08/12/2020 01:36:09 PM 3 pgs
Fees: $18.00 Taxes: $5,176.30

20200812-0090081

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Smitty Family Trust	New Owner	Tax Parcel ID No.
1900 Randolph Place		131 07 1J 002.00
Nashville TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DSRM LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lillian Williams, Trustee of The Smitty Family Trust, dated May 29, 2018** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Locust Grove Subdivision of record in Plat Book 1424, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 9 fronts 129 feet on the Northerly side of Randolph Place and runs back 205.8 feet on the Easterly line and 200.4 feet on the Westerly line, to a dead line in the rear, measuring 87.9 feet thereon. see attached

Being the same property conveyed to DSRM, LLC, a Tennessee limited liability company, by Warranty Deed from Pamela J. Sixfin, unmarried, recorded on the 21st day of December, 2018 in Instrument No. 20181221-0124574, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

City of Nashville taxes for the year 2020 and thereafter, for tax parcel identification number 131 07 1J 002.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Sec 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LOCUST GROVE SUBDIVISION, as recorded in Plat Book 1424, Page(s) 40, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1556, Page 327, in the Register's Office of Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RC-201900

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Unit B, on the Plan of Collages at Randolph Place, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Collages at Randolph Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190114-0021318, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to DSRM, LLC, a Tennessee limited liability company by Warranty deed from Pamela J. Sixfin, unmarried of record in Instrument No. 20181221-0124574 Register's Office for Davidson County, Tennessee, dated December 20, 2018 and recorded on December 21, 2018.

This is improved property located at: 1900 Randolph Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of August, 2020.

DSRM, LLC

By: Millworks, LLC, Member

By: _____
Ryan Miller, Sole Member

By: DMS81 Investments, LLC, Member

By: _____
Ryan Miller, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Millworks, LLC, a Tennessee Limited Liability Company, a Member of DSRM, LLC., a Tennessee Limited Liability Company, the within named bargainor, and that he as such sole member has executed the foregoing instrument with authority and for the purposes therein contained, by signing the name of the company by himself as such aforesaid sole member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 7th day of August, 2020.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of DMS81 Investments a Texas Limited Liability Company, a Member of DSRM, LLC., a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument with authority and for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 7th day of August, 2020.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022