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 $ 1,175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2020.

Notary Public

COMMISSION EXPIRES: _____

MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 495888 DEEDWARR
10/15/2020 08:22:30 AM 2 pgs
Fees: $13.00 Taxes: $4,347.50
20201015-0119661

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D&M Development, LLC	Same As New Owner	071-14-0-338
(NAME)	(NAME)	
1001 South 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, I, **Temple Beyth-el, a Tennessee not for profit Corporation,** 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 the 2nd Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lots 20 thru 24, a part of Ligon Avenue (now closed), and part of an unnumbered tract shown on the plan of East View Subdivision, recorded in Plat Book 547, Page 64, Register's Office for said County, and more particularly described as follows:

Beginning at a concrete highway monument in the south right of way of Fem Avenue, as now located (formerly East Moreland Avenue), at the westerly right of way of Interstate 65; Thence leaving Fem Avenue and along said Interstate 65, S 7" 49' 22" E, 249.44 feet to a concrete highway monument; Thence S 7° 56' 28" W, 24.27 feet to a concrete highway monument; Thence continuing along said Interstate 65, S 11" 24' 57" W, 74.67 feet to the north line of Robert N. Wright as of record in Deed Book 6383, Page 863, Register's Office for Davidson County; Thence leaving the west right of way of Interstate 65, N 87° 21' 41" W, 101.14 feet to the east right of way of Brick Church Pike; Thence along said Brick Church Pike, N 6° 45' 00" E, 270.78 feet; Thence N 1" 39' 54" W, 56.12 feet to the beginning of a curve; Thence along the curve to the right, having a radius of 15 feet, a distance of 24.28 feet to the south right of way of Fem Avenue; Thence along said Fern Avenue S 88° 56' 18" E, 39.75 feet to the point of beginning and containing 0.67 acre, more or less.

Being the same property conveyed to Temple Beyth-el Ministries, Inc., a Tennessee not-for-profit corporation by Quitclaim Deed from Frederick R. Sumrall and wife, JoAnn Sumral, filed for record on December 13, 2007 in Instrument No. 20071213-0143595, 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 0, 1201, 1203, 1205 & 1207 Brick Church Pike (House Number) (Street) | Nashville (P.O. Address) (City or Town) | 37207 (Postal Zip)

File No.: 1179-19
Warranty Deed Individual eRec LES rev. 09-2018

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 14th day of October, 2020.

Temple Beyth-el, a Tennessee not for profit Corporation

By: _____
Frederick R. Sumrall, As Agent

By: _____
Joann W. Sumrall, As Agent

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Frederick R. Sumrall and Joann W. Sumrall,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Agents of Temple Beyth-el, a Tennessee not for profit corporation, (the "Corporation") the within named bargainor, and that as such Agents, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by themselves as Agents.

WITNESS my hand and seal this 14th day of October, 2020.

_____
Notary

Commission Expires: _____

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

Certificate of Authenticity

I, Robert L. Scruggs, 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.

_____
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 1.3.2022.

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

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