WARRANTY DEED

Karen Johnson Davidson County
Batch# 588509 **DEEDWARR**
03/10/2021 09:10:15 AM 2 pgs
Fees: $13.00 Taxes: $976.80

20210310-0031204

DM-SB-TAG-21-2914

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Leff	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**096 06 0 182.00**
2914 Susan Dr	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DLM INVESTMENT TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL LEFF, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 92 on the Map of Clover Hill Section No. II, as shown on the Plat of record in Book 2133, Page 46, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to DLM Investment Trust by Warranty Deed from Heather Grimes, Administratrix of the Estate of William Bates, of record in Instrument No. 20200831-0098759, in the Register's Office of Davidson County, Tennessee, dated August 27, 2020 and recorded on August 31, 2020.

Being the same property conveyed to William Bates by QuitClaim Deed from Peggy Bates, a single woman of record in Instrument No. 20040915-0111147, in the Register's Office of Davidson County, Tennessee, dated August 26, 2004 and recorded on September 15, 2004. Said William Bates having died intestate on or about November 3, 2019. Pursuant to Order Approving Contract of record in Docket No. 20P453, Seventh Circuit Court for Davidson County, Tennessee Probate Division, Heather Grimes, Administratrix, is authorized to sell subject property.

Being the same property conveyed to Peggy Bates, a single woman by Warranty Deed from David S. Wray, a single man of record in Instrument No. 20020620-0074415, in the Register's Office of Davidson County, Tennessee, dated June 7, 2002 and recorded on June 20, 2002.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clover Hill Section No. II, as recorded in Plat Book 2133, Page(s) 46.
- NOTE: ALTA 8.1 and ALTA 9 Endorsements will be issued with final title policy.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2914 Susan Dr, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF MARCH, 2021.

DLM Investment Trust

BY: _____
David Leigh Malone
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID LEIGH MALONE, TRUSTEE of DLM INVESTMENT TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of March, 2021.

_____
Notary Public
My Commission Expires _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212