WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires Nov. 27, 2004

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Murdock Construction Co., Inc.	Same as new owner	85-12-A-6
(NAME) PoBox 679	(NAME)	85-12-A-17
(ADDRESS) Hendersonville TN 37077-0679	(ADDRESS)	85-12-A-58
(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, Southeastern Building Corporation, a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Murdock Construction Co., Inc., a Tennessee corporation, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 105 Rivers Edge Court, Nashville, TN 37214 (Tract 1); 3252 River Walk Drive, Nashville, TN 37214 (Tract 2); 304 Jackson Way Court, Nashville, TN 37214 (Tract 3)
(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 my hand this 13th day of December, 2002.

Davidson County DEEDWARR
Recvd: 12/26/02 09:35 2pgs
Fees:13.00 Taxes:271.95
20021226-0158492

Southeastern Building Corporation

By:
David J. Luckey, President

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David J. Luckey with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Southeastern Building Corporation the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David J. Luckey as such President.

Witness my hand and official seal at Hendersonville, Tennessee this 13th day of December, 2002.

Commission expires:
11/27/04

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires Nov. 27, 2004

Notary Public

EXHIBIT A

TRACT 1:

BEING Lot No. 8, Rivers Edge, Section Two, Jackson Downs, Phase Two of record in Plat Book 9700, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Southeastern Building Corporation by deed from Mathews Partners, Inc. of record in Book 10497, page 365, Register's Office, Davidson County, Tennessee.

TRACT 2:

BEING Lot No. 19, Rivers Edge, Section Two, Jackson Downs, Phase Two of record in Plat Book 9700, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Southeastern Building Corporation by deed from Mathews Partners, Inc. of record in Book 10497, page 365, Register's Office, Davidson County, Tennessee.

TRACT 3:

BEING Lot No. 52, Rivers Edge, Section Three, Jackson Downs, Phase Two of record in Plat Book 9700, Page 6894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Southeastern Building Corporation by deed from Mathews Partners, Inc. of record in Book 10497, page 365, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 9280, page 334 and Book 11098, page 1, said Register's Office.

By-Laws of record in Book 11098, Page 21, said Register's Office.

Subject to an easement of record in Book 9857, page 77, said Register's Office.

Subject to the plan of record in Book 7900, page 556, said Register's Office.