This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 05/17/06 13:46 2 pgs
Fees:13.00 Taxes:536.50
20060517-0057886

File No.: **06-1180**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Henry S. Hood and wife, Sarah J. Hood, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Southeast Real Estate Development, LLC., a Tennessee Limited Liability Company ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE BEING DESCRIBED AS FOLLOWS:

BEING LOT NO. 12, IN THE STANLEY SUBDIVISION OF PART OF LOT NO. 14 ON THE PLAN OF CLIFTON, BEING THE NORTHEASTERLY 50 X 229 FEET, MORE OR LESS, OF SAID LOT NO. 14 ON THE SAID CLIFTON PLAN OF RECORD IN PLAT BOOK 21, PAGE 35, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HENRY S. HOOD AND WIFE, SARAH J. HOOD BY WARRANTY DEED FROM O'CONNER LEWIS, RECORDED THE 15TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050415-0041992, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **91-12 197.00**
☒ Improved OR
☐ Unimproved property located at: **713 40th Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **15th** day of **May, 2006.**

Henry S. Hood

Sarah J. Hood

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Henry S. Hood and Sarah J. Hood** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and Notarial Seal on this the **15th** day of **May, 2006.**

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires March 21, 2009

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$145,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **15th** day of **May, 2006.**

Notary Public

My Commission Expires

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

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Owner's Name: **Southeast Real Estate Development, LLC.**

and Address: **2719 Jefferson Street, Suite E, Nashville, TN. 37208**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner