This instrument prepared by:
Trustland Title & Escrow, LLC
475 Metroplex Drive Suite 208
Nashville, TN 37211
(618) 522-0358

File No.: **A07-1082**

Davidson County DEEDWARR
Recvd: 04/23/07 13:05 2 pgs
Fees:13.00 Taxes:177.60
20070423-0047975

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Lorene K McDougle, a single woman, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Southeast Real Estate Development, LLC. ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

BEING LOT NO. 15 AND THE NORTHERLY 7 1/2 FEET OF LOT NO. 16 ON THE SUBDIVISION OF LOT NO. 2 OF THE THOMAS WOODARD PROPERTY, AS OF RECORD IN PLAN BOOK 2, PAGE 104, CHANCERY COURT AT NASHVILLE.

SAID LOT NO. 15 AND THE NORTHERLY PART OF LOT NO. 16 FRONT TOGETHER 47 1/2 FEET ON THE EASTERLY SIDE OF 10TH AVENUE, NORTH, FORMERLY MAPLE STREET, AND RUN BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM WILLIAM M. MCDOUGLE TO LORENE K. MCDOUGLE AS RECORDED ON THE 20TH DAY OF DECEMBER, 1999 IN INSTRUMENT NO. 199912200304858 AND WARRANTY DEED FROM STEVEN P. JEFFORDS TO WILLIAM M. MCDOUGLE AND WIFE, LORENE K. MCDOUGLE AS RECORDED ON THE 25TH DAY OF JUNE, 1997 IN BOOK 10505, PAGE 98, 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 # **081-07 491.00**
☒ Improved OR
☐ Unimproved property located at: **1924 10th Ave North, Nashville, TN 37208**

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 **13th** day of **April, 2007.**

Lorene K. McDougle
Lorene K McDougle

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 **Lorene K McDougle** 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 his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **13th** day of **April, 2007.**

Stacy Denson Palmer
Notary Public

STACY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:
My Commission Expires NOV. 22, 2008

****

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 **$48,000.00** 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 **13th** day of **April, 2007.**

Notary Public

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires

My Commission Expires NOV. 22, 2008

****

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

and Address: **1924 10th Ave North, Nashville, TN 37208**

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

New Owner
XXXXXXX
Southeast Real Estate Development LLC
PO Box 282102
Nashville, TN 37228