Davidson County DEEDWARR
Recvd: 05/21/07 10:20 2 pgs
Fees:13.00 Taxes:358.90
20070521-0060113

This instrument prepared by:
Trustland Title & Escrow, LLC
475 Metroplex Drive Suite 208
Nashville, TN 37211
(615) 522-0358

File No.: **A07-1094**

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 **Sterling Atkins, unmarried, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Southeast Real Estate Development, LLC., a Tennessee Limited Liability Company ("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. 8 AND THE NORTHERLY 17 FEET OF LOT NO. 7 ON THE PLAN OF THE IRA CRANDALL PLAN OF LOTS, OF RECORD IN BOOK 17, PAGE 297, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO. 8 AND THE NORTHERLY PART OF LOT NO. 7 ADJOIN AND TOGETHER FRONT 67 FEET ON THE WESTERLY SIDE OF TWELFTH AVENUE NORTH, FORMERLY SANGSTER STREET, AND RUNS BACK WESTERLY AND BETWEEN PARALLEL LINES 130 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM KIMEO SMITH, UNMARRIED TO STERLING ATKINS, UNMARRIED AS RECORDED ON THE 28TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060628-0077034; WARRANTY DEED FROM HOWARD GLENN, AN UNMARRIED MAN TO KIMEO SMITH, UNMARRIED AS RECORDED ON THE 12TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050512-0053676
AND SPECIAL WARRANTY DEED FROM THE FIRST BANK NATIONAL ASSOCIATION, TO HOWARD GLENN AS RECORDED ON THE 26TH OF APRIL 2001, IN INSTRUMENT NO. 20010426-0041349 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 # **81-7-101**
☒ Improved OR
☐ Unimproved property located at: **2015 12th Ave. N., 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 Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee 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.

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

Witness our hands on this the **14th** day of **May, 2007.**

Sterling Atkins

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 **Sterling Atkins** 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 **14th** day of **May, 2007.**

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires NOV 22, 2008

Notary Public

My Commission Expires:

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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 **$97,000.00** 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 **14th** day of **May, 2007.**

Notary Public

My Commission Expires:

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

My Commission Expires NOV. 22, 2008

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

and Address: ~~2015 12th Ave N, Nashville, TN 37208~~
PO Box 282102
Nashville, TN 37228

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