WARRANTY DEED

File Number: 70201

Davidson County DEEDWARR
Recvd: 05/23/07 10:31 2 pgs
Fees:13.00 Taxes:129.50

20070523-0061490

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane, Suite 9 Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
South East Real Estate Development, LLC	South East Real Estate Development, LLC	
(NAME) 717& 719 Lena Street	(NAME) PO Box 282102	92-6-528
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37228	92-6-529
(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, Chicanna Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO South East Real Estate Development, LLC, 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:

BEING Lot No. 14 in A Roth's Subdivision of Lots 21 and 22, Boyd McNairy, Tract, as of record in Book 57, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the west side of 27th Avenue North, now Lena Street, and extends back westwardly, between parallel lines, one hundred and sixteen (116) feet to an alley.

Being the same property conveyed to Chicanna Jones by Quitclaim Deed from Roberta Armstrong, of record in Instrument No 20070515-0057895, Register's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, Being Lot No. 13 in the Roth's Subdivision of Lots 21 and 22, Boyd McNairy Tract, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the westerly side of 27th Avenue North and extends back westwardly between parallel lines 116 feet to an alley.

BEING the same property conveyed to Gloria Armstrong by Quitclaim Deed from Roberta Armstrong, of record in Instrument No. 20020312-0030562 in Register's Office for Davidson County, Tennessee. The said Gloria Armstrong having since died, her interest having vested in Chicanna Jones, her heir-at-law.

Chicanna Jones, Administrator, joins in this conveyance for the purpose of conveying, any right , title, and interest in and to said property which she may have individually as heir or otherwise.

Subject to all matters of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not represent or insure the area, square footage, or acreage of land.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 717 & 719 Lena Street, Nashville, TN 37208

(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 16th day of May, 2007.

Chicanna Jones

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chicanna Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2007.

Commission expires: November 22, 2010

SANDRA GOLDEN WOODS Notary Public At Large DAVIDSON COUNTY, TENN.

Sandra Golden Woods Notary Public