WARRANTY DEED

File Number: 70149

Davidson County DEEDWARR
Recvd: 06/26/07 11:11 2 pgs
Fees:13.00 Taxes:148.00

20070626-0076158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MY COMMISSION EXPIRES: May 23, 2009

PAGE BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

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	092020142.00
(NAME)	(NAME)	
2612 Meharry Blvd.	2612 Meharry Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Valeria A. Hackey ,a heir at law Barbara Tyson,a heir at law., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO South East Real Estate Development, LLC, a Limited Liability Company, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of O.H. Menees' Subdivision of Lots 32, 33, and 34 in Boyd McNairy's Plan as of record in Book 57, page 89, Register's Office for said County.

Said Lot No. 1 fronts 48 feed on the northerly side of Meharry Blvd., formerly Heffernan Street, and runs back 170 feet to an alley, and measures 48 feet 6 inches thereon.

Being the same property conveyed to Tennie Russell by deed from the Star Realty and Investment Company, of record in Book 929, page 327, Register's Office for Davidson County, Tennessee. The said Tennie Russell having since died intestate and without spouse, leaving Frank Russell Sr.., as her only heir-at-law. By Quitclaim deed of record in Book 5740, page 140, Register's Office for Davidson County, Tennessee the said Frank Russell Sr., conveyed the remainder interest in the above property to Frank Russell Jr. and reserving a life estate unto himself.

Being the same property conveyed to Bernard Curtis, a single person by deed from Frank Russell Sr. unmarried and Frank Russell, Jr., and wife Burnetta Louise Russell on July 9, 1982 in Book 5909, Page 628X 627.

Being the same property conveyed by Operation of Law at the death of Bernard Curtis, who died on June 25, 2006, Certificate of death recorded in the office of vital records, to Valeria A. Hackey and Barbara Tyson as tenants in common being heirs at law.

unimproved ☒
This is improved ☐ property, known as 2612 Meharry Blvd., 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 our hands this 25th day of May, 2007.

Valeria A. Hackey
Valeria A. Hackey , a heir at law

Barbara Tyson
Barbara Tyson, a heir at law

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 Valeria A. Hackey and Barbara Tyson as heirs at law, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Valeria A. Hackey and Barbara Tyson as heirs at law, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of May, 2007.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Rachel L. Bell Notary Public