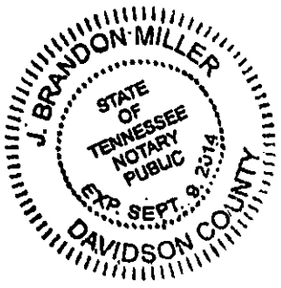
BILL GARRETT, Davidson County
Trans:T20120066532 DEEDWARR
Recvd: 09/05/12 13:42 2 pgs
Fees:13.00 Taxes:388.50
20120905-0080244

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2012.

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
North by Northeast Development, LLC	Same	
2404 Eastland Ave.	1209B 5th Ave. North	083-07-313.00
Nashville, TN 37206	Nashville, TN 37208	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JANIE HUGHES BEAMER AKA JANIE LOUISE HUGHES, UNMARRIED, AND ANTHONY HARRIS, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NORTH BY NORTHEAST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABLITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 16 on the plan of Eastland Acres, Section I, as of record in Book 2133, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Janie Louise Hughes and Anthony Harris, both unmarried, as joint tenants with right of survivorship by deed from Shelby Jean Holt, sole heir-at-law of James W. Holt, Jr., deceased of record in Book 8728, page 712, Register's Office for Davidson County, Tennessee, dated August 31, 1992. And being the same property conveyed to James W. Holt Jr. by deed from Fred W. Ensey of record in Book 7882, page 426, Register's Office for Davidson County, Tennessee, dated June 29, 1989. The said James W. Holt Jr., having since died.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2404 Eastland Ave., Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2012.

Janie Hughes Beamer AKA

Janie Hughes Beamer AKA Janie Louise Hughes

Janie Louise Hughes

Anthony Harris by Janie Hughes Beamer Attorney in Fact

Anthony Harris by Janie Hughes Beamer
as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Janie Hughes Beamer AKA Janie Louise Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2012.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-9-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2012, before me personally appeared Janie Hughes Beamer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Anthony Harris as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Anthony Harris.

Witness my hand and seal this 31st day of August, 2012.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-9-2014

Adrienne Harris, spouse of Anthony Harris, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Adrienne D. Harris

Adrienne Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adrienne Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2012.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-9-2014