BILL GARRETT, Davidson County
Trans:T20130048964 DEEDWARR
Recvd: 06/11/13 14:54 2 pgs
Fees:13.00 Taxes:1276.13
20130611-0059471

Warranty Deed

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 09-21-2016	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $344,900.00 Affiant Subscribed and sworn to before me, this the 31st day of May, 2013. Notary Public My commission expires: 9.21.16

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:
David Williams	New Owner	
2404-B Eastland Ave.	same	083-07-0-313.00
Nashville, TN 37206		

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, **NORTH BY NORTHEAST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID WILLIAMS, UNMARRIED**, 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 Unit B as depicted on Exhibit B of the Declaration of Covenants, Conditions and Restrictions establishing Eastland Landing, a Horizontal Property Regime with Private Elements filed of record in Instrument Number 20121023-0097255, in the Register's Office for Davidson County, Tennessee, to which Exhibit reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to North by Northeast Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Janie Hughes Beamer AKA Janie Louise Hughes, unmarried, and Anthony Harris, married of record at Instrument No. 20120905-0080244, dated August 31, 2012 and recorded on September 05, 2012, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Janie Louise Hughes and Anthony Harris, both unmarried, as joint tenants with rights of survivorship by Warranty Deed from Shelby Jean Holt, sole heir-at-law of James W. Holt, Jr., deceased of record in Book 8728, page 712, dated August 31, 1992 and recorded on September 14, 1992, in the Register's Office for Davidson County, Tennessee.

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-B 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 May, 2013.

North by Northeast Development, LLC, a Tennessee Limited Liability Company

By: _____
Name: Nathan Weinberg
Title: Authorized Member

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 Nathan Weinberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of North by Northeast Development, LLC, a Tennessee Limited Liability Company, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2013.

_____
Notary Public

My Commission Expires: 9-9-2014

