WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130071664 DEEDWARR
Recvd: 08/20/13 09:21 2 pgs
Fees:13.00 Taxes:710.03
20130820-0087439

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,900.00

Vicki Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF ~~AUGUST~~, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor A. Durham	Wilson Bank & Trust	086-12-A-22.00 CO
(NAME)	(NAME)	
140 Tulip Grove Pointe	1436 W. Main Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(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, **Southeastern Development Enterprise, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor A. Durham and Brittney K. Durham, husband and wife,** 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. 105 on the Final Plat Revision of Section One, Tulip Grove Pointe "Cluster Lot Subdivision," as shown by plat appearing of record in Instrument No. 20060905-0109478, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the property conveyed to Rubin Group, LLC, a Tennessee limited liability company, by Special Warranty Deed from Renasant Bank, dated December 18, 2012, of record in Instrument No. 20130103-0000897, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Southeastern Development Enterprise LLC, a Tennessee limited liability company, by Quitclaim Deed from Rubin Group L.L.C., a Tennessee limited liability company, dated April 3, 2013, of record in Instrument No. 20130418-0038906, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20060905-0109478; restrictions of record in Instrument No. 20110831-0067559; easement for entrance signs of record in Instrument No. 20070420-0047318; stormwater detention agreement of record in Instrument No. 20031106-0162953; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 140 Tulip Grove Pointe, Hermitage, TN 37076
(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 August, 2013.

Southeastern Development Enterprise, LLC

By: _____
Egor Danylov, Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Egor Danylov, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Chief Executive Officer of Southeastern Development Enterprise, LLC, the within named bargainor, a limited liability company, and that he as such Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Egor Danylov as such Chief Executive Officer.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of August, 2013.

_____
Notary Public

My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015