BILL GARRETT, Davidson County
Trans:T20130105507 DEEDWARR
Recvd: 12/18/13 14:08 2 pgs
Fees:13.00 Taxes:1294.63
20131218-0127982

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $349,900.00. Affiant Subscribed and sworn to before me, this the 13th day of December, 2013. Notary Public My commission expires:

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:
Jarrod Vestal Heidi A. Vestal	MORTGAGE RESEARCH CENTER, LLC	
1137A Kirkland Ave.	11400 VETERANS UNITED DR.	072-07-0-379.00
Nashville, TN 37216	COLUMBIA, MO 65203	

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 **JARROD VESTAL AND HEIDI A. VESTAL, HUSBAND AND WIFE,** 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. 1 on the Plan of Resubdivision of Lot 38 and the Southerly 10.25 feet of Lot 55, Inglewood Place of record in Plat at Instrument No. 20130826-0089554, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being a part of the same property conveyed to North By Northeast Development LLC, a Tennessee Limited Liability Company by Warranty Deed from Sarah Linares FKA Sarah Cozen, married of record at Instrument No. 20130603-0055812, Register's Office for Davidson County, Tennessee, dated May 30, 2013 and recorded on June 03, 2013.Being the same property conveyed to Sarah Cozen by Warranty Deed from Coordination Plus, LLC, a Tennessee Limited Liability Company, Julie Holt, and Brenda Brewster of record at Instrument No. 20090113-0003224, Register's Office for Davidson County, Tennessee, dated January 08, 2009 and recorded on January 13, 2009.

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 1137A Kirkland Ave., Nashville, TN 37216.

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 13th day of December, 2013.

North by Northeast Development, LLC

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 13th day of December, 2013.



_____
Notary Public