45815

WARRANTY DEED

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,500.00

Karen McCalla
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2013.

Stephanie McPeake
Notary Public

MY COMMISSION EXPIRES: January 11, 2017
(AFFIX SEAL)

RETURN TO:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

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
Jacob B. Burns	New Owner	172-03-A-118.00 CO
(NAME)	(NAME)	
5945 Woodlands Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Southeastern Development Enterprise LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob B. Burns and Miranda H. Burns, 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 13 on the Revision, Lots 4, 5, 6, 11, 12 & 13 and Open Space, The Woodlands Subdivision, Phase 4, Section 1B, as of record in Instrument No. 20071108-0131963, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being a portion of the property conveyed to Rubin Group, LLC, by Special Warranty Deed from Peoples State Bank of Commerce, dated September 14, 2012, of record in Instrument No. 20120927-0087974, 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 June 19, 2013, of record in Instrument No. 20130619-0062619, 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 Grantors; all matters appearing on the Plan of record in Plat Instrument No. 20071108-0131963 and Plat Book 6900, page 497; restrictions of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224 and Book 8643 page 675; charter of record in Book 8454, page 246; easements of record in Book 7917, page 722, Instrument No. 20031124-0170676 and Book 3710, page 495; stormwater detention agreement of record in Instrument No. 20070702-0078297; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5945 Woodlands Avenue, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20140000581 DEEDWARR
Recvd: 01/03/14 10:49 2 pgs
Fees:13.00 Taxes:1041.55

20140103-0000766

Witness my hand this 20th day of December, 2013.

Southeastern Development Enterprise LLC

By: _____
Egor Danylov, Member

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 Member of Southeastern Development Enterprise, LLC, the within named bargainor, a limited liability company, and that he as such Member, 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 Member.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of December, 2013.

_____
Notary Public

My Commission Expires: 1-19-14