WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140015612 DEEDWARR
Recvd: 03/07/14 08:40 2 pgs
Fees:13.00 Taxes:1078.18
20140307-0019213

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MISTY M. THOMPSON My Commission Expires 05/15

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
Brent Jeffers	Franklin Synergy Bank	172-03-A-116.00 CO
(NAME)	(NAME)	
5937 Woodlands Ave.	3301 Aspen Grove Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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 limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brent Jeffers and Laura Jeffers, 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 11 on the Final Plat of The Woodlands Subdivision, Phase Four, Section 1B of record in Instrument No. 20070705-0080225 and as revised 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 the same property conveyed to Southeastern Development Enterprise LLC, a Tennessee limited liability company, by Quitclaim Deed from Rubin Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20140219-0014086, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, 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. 20070705-0080225, Instrument No. 20071108-0131963 and Boundary Plat of record in 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 690, Book 8634, page 224 and Book 8643, page 675; charter of record in Book 8454, page 246; easement for slope and drainage of record in Book 7917, page 722; easement for sanitary sewers of record in Instrument No. 20031124-0170676; 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 5937 Woodlands Ave., 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.

Witness my hand this 4th day of March, 2014.

Southeastern Development Enterprise LLC

By: _____

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

Witness my hand and official seal at Franklin, Tennessee, this 4th day of March, 2014.

_____
Notary Public

My Commission Expires: _____

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