WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140016069 DEEDWARR
Recvd: 03/10/14 10:58 2 pgs
Fees:13.00 Taxes:795.13
20140310-0019818

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF MARCH, 2014

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016
(AFFIX SEAL)

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

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
Bryan Duncan	New Owner	086-12-0-A-014.00 CO
(NAME)	(NAME)	
416 Elegance Way		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 **Bryan Duncan and wife, Donna Duncan**, 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. 14, on the Plan of Section One, Tulip Grove Pointe Subdivision, of record in Instrument No. 20060905-0109478, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same 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, recorded April 18, 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 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 Instrument No. 20060905-0109478; Restrictions of record in Instrument No. 20060627-0076734 and 20110831-0067559; Easement for a private road of record in Book 221, page 384; Plat showing open space for Section 1 of record in Instrument No. 20121030-0099506; Storm water detention agreement of record in Instrument No. 20031106-0162953; Easement for entrance signs of record in Instrument No. 20070420-0047318; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 416 Elegance Way, 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 6th day of March, 2014.

Southeastern Development Enterprise LLC

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

Witness my hand and official seal at Franklin, Tennessee, this 6th 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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066