Box 10-B

BILL GARRETT, Davidson County
Trans:T20140017696 DEEDWARR
Recvd: 03/17/14 11:15 2 pgs
Fees:13.00 Taxes:419.95
20140317-0021823

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NORTH BY NORTHEAST DEVELOPMENT, LLC	**SAME**	**P/O 083-10-0-026.00**
(NAME)	(NAME)	
3944 MOSS ROSE DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, EAGLE EYE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NORTH BY NORTHEAST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS 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. 238 on the Map of McEwen Place, as of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Eagle Eye Properties, LLC, a Tennessee limited liability company, from Sher Powers, by deed dated April 1, 2011 of record in Instrument #20110401-0025343, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 332, page 133, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ( )
This is improved(X) property, known as **LOT # 238 - 406 RUDOLPH AVENUE, NASHVILLE, TN 37206**
(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 14th day of **March, 2014**.

EAGLE EYE PROPERTIES, LLC

By: TROY KINSEL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Troy Kinsel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of **Eagle Eye Properties, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Eagle Eye Properties, LLC,** by himself as such member.

Witness my hand and official seal at office this 14th day of March, 2014.



Lee A. Cohen
Notary Public

My commission expires: **May 5, 2015**