BILL GARRETT, Davidson County
Trans:T20140023433 DEEDWARR
Recvd: 04/07/14 14:53 2 pgs
Fees:13.00 Taxes:1294.63
20140407-0028994

Warranty Deed



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 1st day of April, 2014.

Notary Public

My commission expires: 7-3-17

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:
Robert Herrmann Suwatchara Herrmann	BANK OF TENNESSEE	
5040 Inglewood Ct.	301 E. CENTER ST.	06103016100
Nashville, TN 37216	KINGSPORT, TN 37660	

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 TENNESSE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT HERRMANN AND SUWATCHARA HERRMANN, 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 the southerly 30.3 feet of the easterly 145 of Lot No. 40 and the easterly 145 feet of Lot No. 41, on the Plan of Inglewood Heights Subdivision of A.J. Coleman of record in Plat Book 1424, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lots 40 and 41 front together 116.3 feet on the westerly of Inglewood Court and extend back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Charles Dick and wife, Virginia Dick by Warranty Deed from Ramsey D. Hughes and wife, Katha L. Hughes of record in Book 3437, page 263, Register's Office for Davidson County, Tennessee, dated October 4, 1962 recorded on October 11, 1962. Virginia Dick (a/k/a Patsy Cline) died March 5, 1963.

Being the same property conveyed to North by Northeast Development, LLC, LLC, a Tennessee limited liability company by Deed from Charles Dick, unmarried of record in Instrument No. 20130509-0047232, Register's Office for Davidson County, Tennessee, dated May 09, 2013 and recorded May 09, 2013.

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 5040 Inglewood Ct., 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 1st day of April, 2014.

North by Northeast Development, LLC

By: _____
Name: Steve Mabee
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 Steve Mabee, 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 1st day of April, 2014.

_____
Notary Public