(3)

BILL GARRETT, Davidson County
Trans:T20140041898 DEEDWARR
Recvd: 06/13/14 10:13 2 pgs
Fees:13.00 Taxes:469.90
20140613-0051741

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of June, 2014, by and between The Estate of Bessie Lee Ewin, Davidson County Probate Court Docket Number 10P1607, by Marilyn B Bryant Co-executor and Al C Ewin Jr Co-executor, Mary V Ewin, Doyle A Brooks, Dorothy C Mitchell, Alma L Stinson, George W Brooks, Carrie B Washington, James Clayton Brooks, By Al Ewin, Jr, Attorney In Fact, party of the first part, and Southeastern Development Enterprise LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land lying and being in the 4th Civil District of Davidson County, Tennessee and being described according to an unrecorded survey made by Raymond E Binkley, 7-7-79, revised 8-1-79 and revised on 9-5-79 as follows to wit:

Beginning at a point in the westerly margin of Tulip Grove Road, said point being the north easterly corner of the Hockett-Stewart Property thence south 67 deg. 57' west 10.02 feet to a corner stone; thence south 2 deg. 06' west 478.61 feet to a corner stone; thence north 73 deg. 08' west 747.23 feet to a corner stone; thence north 4 deg 57' east 412.0 feet to a point; thence south 88 deg. 22' east 487.5 feet to a point; thence north 88 deg. 06' east 200.0 feet to a point in the westerly margin of Tulip Grove; thence in a southerly direction along the westerly margin of Tulip Grove Road 139.2 feet to the point of beginning and containing 8.3 acres, more or less.

Being all or part of the same property conveyed to Charles P. Ewin by virtue of that certain Chancery Court Order dated November 1, 1979, at Instrument No. 20030328-0040723 in the Register's Office of Davidson County, Tennessee. Charles P Ewin died intestate on March 10, 2007 leaving his wife Bessie Ewin as his sole heir. Bessie L Ewin died testate on October 6, 2010 (Davidson County Probate Docket Number 10P1607), leaving said property to Mary V Ewin, Doyle A Brooks, Dorothy C Mitchell, Alma L Stinson, George W Brooks, Carrie B Washington, & James Clayton Brooks.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to the rights of others to rights of ingress and egress to Cemetery commonly known as Evans Hill Cemetery any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Marilyn B Bryant Co-executor

Al C Ewin, Jr Co-executor

Mary V Ewin

Doyle A Brooks

Dorothy C Mitchell

Alma L Stinson

George W Brooks

Carrie B Washington

James Clayton Brooks, By Al Ewin, Jr Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Marilyn B Bryant Co-executor , Al C Ewin Jr Co-executor, Mary V Ewin, Doyle A Brooks, Dorothy C Mitchell, Alma L Stinson, George W Brooks, Carrie B Washington, , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of June, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2014, before me personally appeared Al Ewin, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of James Clayton Brooks and acknowledged that he executed the same as the free act and deed of the said James Clayton Brooks.

WITNESS my hand and official seal at office this 9th day of June, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	**Southeastern Development Enterprise LLC**
Tax Parcel No	08600027200
Property Address:	1132 Tulip Grove Road Hermitage, TN 37076
MAIL TAX BILLS TO:	**Southeastern Development Enterprise LLC,**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $127,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of June, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY