Return to: Bridgehouse Title

(1)

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045184 DEEDWARRSP
Recvd: 06/25/14 14:14 2 pgs
Fees:13.00 Taxes:203.50
20140625-0055677

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

VALERIE L. KANE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Comm. Expires Sept 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Southeastern Development Enterprise LLC	New owner	17203A146.00CO (Lot 118) and 172303A147.00CO (Lot 119)
(NAME)	(NAME)	
2095 Prescott Way	Same	
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Four M Partners, a Tennessee General Partnership**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Southeastern Development Enterprise LLC, a Tennessee limited liability company** , hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot Nos. 118 & 119, on the plan of Final Plat, The Woodlands Subdivision, Phase 4, Section 1B, of record in Instrument 200707050080225, said Register's Office, reference to which is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Four M Partners, a Tennessee General Partnership by Quit Claim Deed dated 12/10/2008 from M. Dale McCulloch of record in Instrument 200812120119774, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 6900, Page 497 and Instrument 200707050080225, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 7334, Page 109, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 7408, Page 250, as amended of record in Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224, and Book 8643, Page 675, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6710, Page 495 and Book 7091, Page 428, said Register's Office.
Stormwater Detention Agreement of record in Book 7336, Page 3 and Instrument 200707020078297, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 7917, Page 422, said Register's Office.
Deed of Conveyance of record in Book 8541, Page 230, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers of record in Instrument 200311240170676, said Register's Office.
Charter of the Homeowner's Association of record in Book 8454, Page 246, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 5924 Woodlands Ave (Lot 118) and 5920 Woodlands Ave. (Lot 119)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 23rd day of June, 2014.

FOUR M PARTNERS, A TENNESSEE GENERAL PARTNERSHIP

James F. McCulloch
Authorized General Partner

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, James F. McCulloch with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized General Partner of Four M Partners, a Tennessee General Partnership and that he as such Authorized General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized General Partner.

WITNESS my hand and seal this 23rd day of June, 2014.

Kimberly D. Hicks
Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027