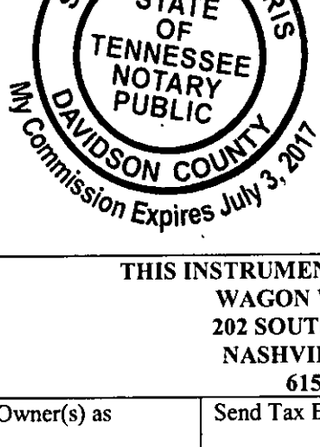
BILL GARRETT, Davidson County
Trans:T20140047808 DEEDWARR
Recvd: 07/03/14 13:57 2 pgs
Fees:13.00 Taxes:1161.80
20140703-0059015

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $314,000.00.

Jacklyn Munn
Affiant

Subscribed and sworn to before me, this the 1st day of July, 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: |
|---|---|---|
| Erik Leigh Munn<br>Jacklyn Munn | USAA FEDERAL SAVINGS BANK | |
| 994B Maplewood Place | 10750 MCCORMICK PKY. | 061 07 0 309.00 |
| Nashville, TN 37216 | SAN ANTONIO, TX 78288 | |

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 LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIK LEIGH MUNN AND JACKLYN MUNN, 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 Lot No. 2 on the Plan of Resubdivision/Partition of Part of Lot 69 in I.C. Mahan's Subdivision of record in Instrument 20131106-0115385, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Puertas Abiertas, LLC by Deed from Les Lazarus and Dan Heichelbech of record at Instrument No. 20110628-00429239, Register's Office for Davidson County, Tennessee, dated 6/16/2011 and recorded on 6/28/2011.

Being the same property conveyed to North by Northeast Development, LLC, LLC by Deed from Puertas Abiertas, LLC of record at Instrument No. 20130718-0074108, Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 18, 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 994B Maplewood Place, 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 July, 2014.

**North by Northeast Development, LLC**

By: _____
Name: Nathan Weinberg
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 Nathan Weinberg, 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 July, 2014.

_____
Notary Public