(1)

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNEESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southeastern Development Enterprise LLC	New Owners	
(NAME)	(NAME)	131-7-134
4507 Granny White Pk.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NANCY B. O'ROURKE, MARRIED, TERRELL GENE BOYCE, MARRIED AND RANDALL PAUL BOYCE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOUTHEASTERN DEVELOPMENT ENTERPRISE LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

This was never the marital residence for Nancy B' O'Rourke or Terrell Gene Boyce.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 421, pages 118 & 119 and Book 1424, page 29, said Register's Office; and (c) restrictive covenants of record in Book 1196, page 168, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4507 Granny White Pk., Nashville, TN 37204

(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.

BILL GARRETT, Davidson County
Trans:T20140058197 DEEDWARR
Recvd: 08/08/14 10:55 3 pgs
Fees:18.00 Taxes:1239.50
20140808-0071571

Witness our hands this 30th day of July, 2014.

Randall Paul Boyce

Nancy B. O'Rourke

Terrell Gene Boyce

STATE OF TENNEESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy B. O'Rourke and Terrell Gene Boyce and Randall Paul Boyce, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot "B" on the Plan of John T. Lindsley Company's Resubdivision of parts of Lots Nos. 10, 11, 14 and 15 in George W. Blair's Revised plan of Belmont Park Place, as of record in Book 1424, page 29, Register's Office for said County, and part of Lot No. 11 on the Plan of John T. Lindsley Company's Resubdivision of parts of Lots Nos. 10, 11, 14 and 15, in George W. Blair's Revised Plan of Belmont Park Place, as of record in Book 421, pages 118 and 119, said Register's Office, and described together as follows:

Beginning on the westerly margin of the Granny White Pike 10 feet easterly from the southeast corner of Lot "B"; thence with the westerly margin of said Pike north 11° 22' east 115 feet; thence north 88° 13' west 10 feet to the corner of Lots "B" and "C", and continuing in the same direction and with the line between Lots "B" and "C" 490.8 feet, in all 500.8 feet, to the easterly margin of Belmont Boulevard; thence with the easterly margin of said Boulevard south 6° 47' west 115 feet to the corner of Lots "A" and "B"; thence with the line between Lots "A" and "B", south 88° 23' east 481.8 feet to the most easterly corner of Lots "A" and "B", continuing in the same direction 10 feet, in all 491.8 feet to the beginning.

Being the same property conveyed to S. E. Boyce and wife, Mildred M. Boyce, by Warranty Deed from E. E. McMath and wife, Estella B. McMath, dated October 17, 1957, of record in Book 2701, page 129, Register's Office for Davidson County, Tennessee. S. E. Boyce having since died, whereupon Mildred M. Boyce became the sole owner of the above property as the sole surviving tenant by the entirety. Mildred McMahon Boyce a/k/a Mildred M. Boyce is now deceased (see Probate No. 13P-1884, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), leaving as her sole heirs at law, Nancy B. O'Rourke, Terrell Gene Boyce and Randall Paul Boyce.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the following tract or parcel of land which was conveyed to James C. McCanless by Warranty Deed from S. E. Boyce and wife, Mildred M. Boyce, dated July 15, 1977, of record in Book 5172, page 346, Register's Office for Davidson County, Tennessee, described as follows:

Being the westerly part of Lot "B" on the Plan of John T. Lindsley Company's Resubdivision of parts of Lots Nos. 10, 11, 14 and 15 in George W. Blair's Revised plan of Belmont Park Place, as of record in Book 1424, page 29, Register's Office for said County, and described as follows:

Beginning at a point in the East R.O.W. of Belmont Boulevard, said point being the original N.W. corner of the original property granted to S. E. Boyce and wife, Mildred M. Boyce, of record in Book 2701, page 129, Register's Office for Davidson County, Tennessee; thence along the original line of said parcel South 88° 13' E 174.88' to a point; thence with a new line South 6° 47' W 115' to a point in the original South line of said parcel; thence with said line North 88° 23' W 174.88' to a point in the east R.O.W. of Belmont Blvd., said point being the original S.W. Corner of the original property granted to S. E. Boyce and wife, Mildred M. Boyce, of record in Book 2701, page 129, Register's Office for Davidson County, Tennessee; thence along said R.O.W. North 6° 47' E 115' to the point of beginning and containing 20,475 square feet more or less.