WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140070189 DEEDWARR
Recvd: 09/19/14 09:15 2 pgs
Fees:13.00 Taxes:485.92
20140919-0086050

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-12-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,330.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magdi Hanna	Magdi Hanna Same	150-14 B 41.00 CO; 150-14 B 42.00 CO; 150-14 B 43.00 CO; 150-14 B 44.00 CO; 150-14 B 45.00 CO; 150-14 B 46.00 CO; 150-14-B 47.00 CO
(NAME)	(NAME)	
3928 Stephens Ridge Way (ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013 (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, **Southeastern Development Enterprise LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Magdi Hanna and wife, Mary Mohareb**, 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:

Situated in Davidson County, Tennessee, and described as follows:

Lots Nos. 26, 27, 28, 29, 30, 31, and 32, as more particularly shown on the Final Plat of Hamilton Church Subdivision, Phase II, of record as Instrument No. 20070425-0049479, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being a portion of the property conveyed to Southeastern Development Enterprise LLC, a Tennessee limited liability company, by Special Warranty Deed from of Renasant Bank, dated December 27, 2013, of record in Instrument No. 20140102-0000457, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20070425-0049479; restrictions of record in Instrument Nos. 20030822-0122292 and 20070329-0037535; stormwater detention agreement of record in Instrument No. 20040608-0067336; quitclaim deed to homeowners' association for common area of record in Instrument No. 20140102-0000456; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as Hamilton Church Subdivision, Phase II, Lots 26, 27, 28, 29, 30, 31 and 32
(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.

Witness my hand this 17th day of September, 2014.

Southeastern Development Enterprise LLC

By: _____
Bryan D. Spicer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Authorized Agent of Southeastern Development Enterprise LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Bryan D. Spicer as such Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of September, 2014.

Kim LaBoone
Notary Public

My Commission Expires: 10/12/14

KIM LABOONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY