SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140083325 DEEDWARRSP
Recvd: 11/04/14 15:19 2 pgs
Fees: 13.00 Taxes: 203.50
20141104-0101935

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

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 31st day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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 Enterprises LLC	Same as new owner	172030A13100CO
(NAME)	(NAME)	
2095 Prescott Way		
(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 Enterprises LLC**, 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 No. 64, on the Final Plat of The Woodlands Subdivision, Phase 4, Section 1B, "Planned Unit Development", of record in Plat Instrument 200707050080225, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Corinthian Custom Homes, Inc., a Tennessee Corporation by Quit Claim Deed dated 07/19/2007 from The Woodlands At Old Hickory Lake, Inc., a Tennessee Corporation of record in Instrument 200707200086362, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to M. Dale McCulloch by Successor Trustee's Deed dated 12/02/2008 from Joseph R. Prochaska, Successor Trustee of record in Instrument 200812120119770, Register's Office for Davidson County, Tennessee.
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, Plat Instrument 200707050080225, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 7334, Page 109, as amended of record in Book 7408, Page 250, as amended of record in Book 7516, Page 37, as amended of record in Book 8464,

Page 463, as amended of record in Book 8622, Page 390, as amended of record in Book 8634, Page 224, as amended of record in Book 8643, Page 675, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 6710, Page 495 and Book 7091, Page 428 and Instrument 200311240170676, said Register's Office.
Stormwater Detention Agreement Easement of record in Book 7336, Page 3 and Instrument 200707020078297, said Register's Office.
All matters including but not limited to an Easement of record in Book 7917, Page 422, said Register's Office.
Deed of Conveyance Easement of record in Book 8541, Page 230 and Instrument 200203120031274, said Register's Office.
Charter of record in Book 8454, Page 246, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 8472, Page 310, said Register's Office.
County of Davidson taxes for the year 2015 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 1708 Boxwood Drive, Nashville, TN 37211
(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 31st day of October, 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 31st day of October, 2014.

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

STATE OF TENNESSEE NOTARY PUBLIC
KIMBERLY D. HICKS
WILLIAMSON COUNTY

File No.: 01288-23283
SMG TN Special Warranty Deed