THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071480**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $324,000.00. Affiant Subscribed and sworn to before me, this 31st day of December, 2014. Notary Public My Commission Expires: 7-3-17

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

WARRANTY DEED

Address New Owner: North By Northeast Development LLC 1414 Dugger Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-04-32.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Christopher Albert and Lucretia B. Albert, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **North By Northeast Development LLC, A Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being part of Lot No. 35 on the Plan of Dugger Heights, Section 2, as of record in Book 1424, Page 135, Register's Office for said County, and part of a tract marked "Reserved for future development" lying South of Lots Nos. 34 and 35 on the Plan of Tuck Heights, as of record in Book 1424, Page 117, Register's Office for said County, described according to a copy of a survey made by Hickerson Miller, Engineers-Surveyors, dated December 12, 1955, as follows:

Beginning at a point in the Westerly margin of Dugger Drive, said point being 399.4 feet South of a concrete monument in the margin of Dugger Drive; thence with the margin of said Dugger Drive, S 1 deg. 27' W, 144.6 feet to the beginning of a curve; thence along said curve in a Southwesterly direction, 39.4 feet to a point; thence N 88 deg. 42' W, 195.9 feet to a concrete monument; thence N 18 deg. 49' W, 24.6 feet to a post; thence N 3 deg. 04' E, 147 feet to a point; thence S 88 deg. 33' E, 225.4 feet to the point of beginning.

Being the same property conveyed to Lucretia B. Albert and husband, David Christopher Albert by Warranty Deed from Kirk C. Waite, Attorney in Fact for Corinne B. Ross, recorded on the 5th day of February, 2001 in Instrument No. 20010205-0010717, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 1424, Page(s) 135 and Plat Book 1424, Page 117.

BILL GARRETT, Davidson County
Trans:T20150000780 DEEDWARR
Recvd: 01/05/15 15:22 2 pgs
Fees:13.00 Taxes:1198.80
20150105-0000961

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1414 Dugger Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of December, 2014.

David Christopher Albert

Lucretia B. Albert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Christopher Albert and Lucretia B. Albert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2014.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY