BILL GARRETT, Davidson County
Trans:T20150038077 DEEDWARR
Recvd: 05/15/15 15:12 2 pgs
Fees:13.00 Taxes:1664.63
20150515-0045095

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $449,900.00. Affiant Subscribed and sworn to before me, this the 14th day of May, 2015. 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:
Daniel Brian Shaklan Jennifer Shaklan	F&M Bank	
927A Boscobel Street	50 Franklin Street	082160N00100CO
Nashville, TN 37206	Clarksville, TN 37040	

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 TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL BRIAN SHAKLAN AND JENNIFER SHAKLAN, 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 situated in Davidson County, Tennessee being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 927 Boscobel Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140320-0022873, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Houston Bryant by Deed from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development of record in Book 7478, page 347, Register's Office for Davidson County, Tennessee, dated February 26, 1988 and recorded on February 26, 1988.

Being a portion of the same property conveyed to North by Northeast Development, LLC, a Tennessee limited liability company by deed from Brandon Thornberry of record in Instrument No. 20140210-0011212 Register's Office for Davidson County, Tennessee, dated 1/3/2014 and recorded on 2/16/2014.

Being a portion of the same property conveyed to Brandon Thornberry by deed from Houston Bryant of record in Instrument No. 20140210-0011226 Register's Office for Davidson County, Tennessee, dated 1/3/2014 and recorded on 2/10/2014.

Being a portion of the same property conveyed to North by Northeast Development, LLC, a Tennessee limited liability company by Warranty deed from Brandon Thornberry of record in Instrument No. 20140210-0011212 Register's Office for Davidson County, Tennessee, dated January 3, 2014 and recorded on February 10, 2014.

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 927A Boscobel Street, Nashville, TN 37206.

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 14th day of May, 2015.

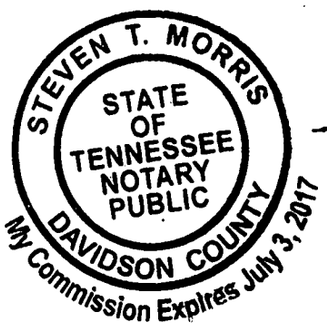
North by Northeast Development, LLC

By:_____
Name: Steve Mabee
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 Steve Mabee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of North by Northeast Development, LLC, a Tennessee limited liability company, and that he/she, 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 14th day of May, 2015.



_____
Notary Public